

# board agenda



Knox County Housing Authority  
**Regular Meeting of the Board of Commissioners**  
**Moon Towers Conference Room**  
1/30/2024  
4:00 PM

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<b>Opening</b>	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 12-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 12-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 185,163.13
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 98,967.87
<input type="checkbox"/> Sara Robison	Family:	\$ 104,388.19
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 23,924.93
<u>Excused:</u>	HCV:	\$ 107,342.36
	Brentwood:	\$ 38,206.14
	Prairieland:	\$ 33,107.90
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 5,432.25
	Capital Fund 2023:	\$ 141,178.27

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<b>Public Comment</b>	Open
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<b>Old Business</b>	None
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<b>New Business</b>	Review/Approve Change Order 1 to Hein Construction – 504 Modification Phase 4	Derek Antoine
	Review/Approve Resolution 2024-01 Q3 Uncollectible Debt Charge-Offs FYE 03-31-2024	Derek Antoine
	Review/Approve Selection of Broker for Group Medical/Vision/Dental Broker Services – CY 2024	Derek Antoine
	Review/Approve Provider/Rates for Employee Group Medical/Dental/Vision CY 2024	Derek Antoine

# board agenda

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**Reports**

Executive Director's Report – 12-2023

Derek Antoine

KCHA Legal Counsel Report – 01-2024

Jack Ball

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**Other Business**

None

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**Adjournment**

**MINUTES OF THE MONTHLY MEETING  
OF THE BOARD OF COMMISSIONERS  
OF THE KNOX COUNTY HOUSING AUTHORITY  
December 26, 2023**

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

PRESENT:               LaToya Carson  
                          Jared Hawkinson  
                          Joseph Riley  
                          Sara Robison

EXCUSED:               Joey Range  
                          Dena May Turner

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:02 p.m. and declared that a quorum was present.

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

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

September 2023 claims against the HA Administration in the sum of \$479,020.37; Central Office Cost Center in the sum of \$125,109.54; Moon Towers in the sum of \$80,642.18; Family in the sum of \$70,830.38; Bluebell in the sum of \$26,886.54; Housing Choice Voucher Program in the sum of \$107,560.26; Brentwood (A.H.P.) in the sum of \$33,509.72; Prairieland (A.H.P.) in the sum of \$34,481.75; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; and Capital Fun '23 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for September 2023; Commissioner Riley seconded. Roll call was taken as

follows:

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

October 2023 claims against the HA Administration in the sum of \$1,389,990.77; Central Office Cost Center in the sum of \$129,673.15; Moon Towers in the sum of \$76,127.55; Family in the sum of \$100,874.06; Bluebell in the sum of \$16,858.37; Housing Choice Voucher Program in the sum of \$105,901.12; Brentwood (A.H.P.) in the sum of \$32,115.49; Prairieland (A.H.P.) in the sum of \$28,949.66; Capital Fund '20 in the sum of \$193,325.05; Capital Fund '21 in the sum of \$242,650.57; Capital Fund '22 in the sum of \$113,515.75; and Capital Fund '23 in the sum of \$350,000.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for October 2023; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

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

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

Motion Carried, 4-0.

November 2023 claims against the HA Administration in the sum of \$1,389,990.77; Central Office Cost Center in the sum of \$139,218.66; Moon Towers in the sum of \$86,959.36; Family in the sum of \$92,298.10; Bluebell in the sum of \$20,398.34; Housing Choice Voucher Program in the sum of \$107,497.74; Brentwood (A.H.P.) in the sum of \$26,736.10; Prairieland (A.H.P.) in the sum of \$29,039.62; Capital Fund '20 in the sum of \$21,490.50; Capital Fund '21 in the sum of \$469,415.25; Capital Fund '22 in the sum of \$28,583.00; and Capital Fund '23 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for November 2023; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye

Commissioner Hawkinson - aye  
Commissioner Riley - aye  
Commissioner Robison - aye  
Motion Carried, 4-0.

**PUBLIC COMMENT**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

Mr. Antoine asked the Board to Review and Approve Pay Request #20 to Hein Construction - 504 Modification Phase 3. Mr. Antoine referred to the memo that provided a project update. After brief discussion, Commissioner Carson made a motion to approve Pay Request #20 to Hein Construction - 504 Modification Phase 3 in the amount of \$31,490.50; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #3 to Hein Construction - 504 Modification Phase 4. Mr. Antoine referred to the memo that provided a project update. After brief discussion, Commissioner Robison made a motion to approve Pay Request #3 to Hein Construction - 504 Modification Phase 4 in the amount of \$465,222.25; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #4 to Hein Construction - 504 Modification Phase 4. Mr. Antoine referred to the memo that provided a project update. After brief discussion, Commissioner Robison made a motion to approve Pay Request #4 to Hein Construction - 504 Modification Phase 4 in the amount of \$146,610.52; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #5 to Hein Construction - 504 Modification Phase 4. Mr. Antoine referred to the memo that provided a project update. After brief discussion, Commissioner Carson made a motion to approve Pay Request #5 to Hein Construction - 504 Modification Phase 4 in the amount of \$326,035.40; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Pay Request #2 to Hein Construction - CCP Drainage Project. Mr. Antoine referred to the memo that provided a project update. After brief discussion, Commissioner Riley made a motion to approve Pay Request #2 to Hein Construction - CCP Drainage Project in the amount of \$25,600.00; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-11 Q2 Uncollectible Debt Charge-Offs FYE 03/31/2024. After brief discussion, Commissioner Robison made a motion to approve Re Q2 uncollectible charge-offs FYE 03/31/2024 in the amount of \$10,459.81; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-12 Revision to PHA Plan Submission for FYE 03/31/2024. Mr. Antoine said that this plan is essentially the same as the prior submitted plan with the addition of using 525/527 Iowa Court for the winter warming shelter. After brief discussion, Commissioner Carson made a motion to approve Resolution 2023-12 Revision to PHA Plan Submission for FYE 03/31/2024; Commissioner Riley seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-13 SAC Application for Disposition of 525/527 Iowa Court. Mr. Antoine stated that this application was necessary to remove 525/527 Iowa Court from the public housing roster to utilize it as a permanent winter warming shelter. After brief discussion, Commissioner Riley made a motion to approve Resolution 2023-13 SAC Application for Disposition of 525/527 Iowa Court; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Mr. Antoine asked the Board to Review and Approve Resolution 2023-14 Adoption of Certifications of Compliance with PHA Plan Submission for FYE

03/31/2025. After brief discussion, Commissioner Riley made a motion to approve Resolution 2023-14 Adoption of Certifications of Compliance with PHA Plan Submission for FYE 03/31/2025; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

#### **REPORTS**

Mr. Antoine said there was not written report but indicated that all was status quo for the month.

Mr. Ball reviewed the Legal Counsel Report for October and November at the meeting. He stated that a new judge would be seated for HA cases in January 2024.

#### **OTHER BUSINESS**

Mr. Antoine reported the search for candidates for the resident commissioner is continuing.

#### **ADJOURNMENT**

Commissioner Robison made a motion to adjourn the meeting at 4:49 p.m.; Commissioner Carson seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Respectfully submitted,

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Secretary

## LOW RENT

### COCC

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$118,871.39	\$1,238,664.60
Operating Expenses	\$202,726.61	\$1,276,051.31
<b>Net Revenue Income/(Loss)</b>	<b>(\$83,855.22)</b>	<b>(\$37,386.71)</b>

COCC - Cash, Investments, A/R, & A/P **\$897,028**

### MOON TOWERS

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$82,726.11	\$904,130.80
Operating Expenses	\$98,967.87	\$748,333.20
<b>Net Revenue Income/(Loss)</b>	<b>(\$16,241.76)</b>	<b>\$155,797.60</b>

Moon - Cash, Investments, A/R, & A/P \$ **825,919**

*Minimum Reserve Position* \$ **332,593**

Over/(Under) Minimum Reserve Position **\$493,327**

### FAMILY SITES

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$105,940.79	\$1,056,863.75
Operating Expenses	\$104,388.19	\$1,022,436.08
<b>Net Revenue Income/(Loss)</b>	<b>\$1,552.60</b>	<b>\$34,427.67</b>

Family - Cash, Investments, A/R, & A/P \$ **1,026,028**

*Minimum Reserve Position* \$ **454,416**

Over/(Under) Minimum Reserve Position **\$571,611**

### BLUEBELL

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$24,734.48	\$266,002.33
Operating Expenses	\$23,924.93	\$187,540.69
<b>Net Revenue Income/(Loss)</b>	<b>\$809.55</b>	<b>\$78,461.64</b>

Bluebell - Cash, Investments, A/R, & A/P \$ **289,151**

*Minimum Reserve Position* \$ **83,351**

Over/(Under) Minimum Reserve Position **\$205,800**

### Monthly Notes:

- For income: COCC received \$443797.48 from maintenance charges along with \$74,035.48 in fees: \$41,595.48 from management fees, \$4,240 from asset management fees; \$5,760 from bookkeeping fees; and \$10,600 from maintenance fees, \$5,890 for safety/security fees, and \$5,890 for Mental Health Fees.
- The amps received \$130,935 in subsidy from HUD with Moon Towers receiving \$45,816; Family \$76,330; and Bluebell \$8,789.
- 
- Expenses worth noting for the month was that there were three payrolls in the month, plus warming shelter payrolls and expenses that the agency will be getting reimbursed from the city, billed for removal of large oak tree at Moon Towers, new flooring in units at Moon and Family, and installation of new sonic wall software on computers,
- Overall, COCC and Moon ended up in the red for the month with all but COCC remaining in the black year-to-date.

## AHP

### BRENTWOOD

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$38,068.58	\$331,783.87
Operating Expenses	\$38,926.14	\$330,932.01
<b>Net Revenue Income/(Loss)</b>	<b>(\$857.56)</b>	<b>\$851.86</b>

**Brentwood's Cash, Investments, A/R, & A/P** \$ **463,399.25**

**Restricted Cash ( Sec. Dep. & Current Liabilities )** \$ **307,416.68**

**BW's Available Cash** \$ **155,982.57**

### PRAIRIELAND

	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$34,842.61	\$292,265.57
Operating Expenses	\$33,757.90	\$267,181.45
<b>Net Revenue Income/(Loss)</b>	<b>\$1,084.71</b>	<b>\$25,084.12</b>

**PrairieLand's Cash, Investments, A/R, & A/P** \$ **(118,253.97)**

**Restricted Cash ( Sec. Dep., Reserve, Receipts, liabs )** \$ **271,413.98**

**PL's Available Cash** \$ **\$153,160.01**

### Monthly Notes:

- For Income: Brentwood received \$37373.5 in tenant income and Prairieland's received \$29,427.50 in tenant income.
- For expenses, the three payrolls and sonic wall are the main expenses worth noting.
- Overall, Brentwood dipped in the red for the month as both remain in the black year-to-date.



## HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$14,413.44	\$139,708.85
Operating Expenses	\$23,411.34	\$168,444.67
<b>Net Revenue Income/(Loss)</b>	<b>(\$8,997.90)</b>	<b>(\$28,735.82)</b>

<u>Unrestricted Net Position (UNP)</u>	
Prior Month Balance	\$5,212.40
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	-\$8,997.90
<i>Transfer to NRP or Adjustment</i>	
<b>UNP Ending Balance Per VMS</b>	<b>(\$3,785.50)</b>

**Monthly Notes:**

- HCV received \$14,407 in admin fee subsidy from HUD and shows an decrease in revenue of \$8,997.90 for the month with unrestricted net position showing a balance of (\$3,785.50) which will be offset by COCC.

<u>HAP</u>	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$87,515.00	\$769,085.00
Operating Expenses	\$84,003.00	\$787,656.30
<b>Net Revenue Income/(Loss)</b>	<b>\$3,512.00</b>	<b>(\$18,571.30)</b>

<u>Restricted Net Position (RNP)</u>	
Prior Month Balance	\$ (9,574.00)
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	\$3,629.00
<i>Adjustment/Transfer from COCC or UNP</i>	
<b>RNP Ending Balance per VMS</b>	<b>\$ (5,945.00)</b>

**Monthly Notes:**

- HCV received \$87,515 in HAP subsidy and had a increase in revenue of \$3,512.00. Restricted Net Position shows a balance of (\$9,574). 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>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$ 1,099.00	\$ 7,826.00
Operating Expenses	\$ 513.35	\$ 5,021.40
<b>Net Revenue Income/(Loss)</b>	<b>\$585.65</b>	<b>\$2,804.60</b>

<u>EHV (UNP)</u>	
Prior Month Balance	\$ 19,246.77
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 585.65
<b>EHV UNP Ending Balance</b>	<b>\$19,832.42</b>

**Monthly Notes:**

- EHV received \$1,099 in admin fee subsidy from HUD and had an increase in revenue of \$585.65 for the month.

<u>HAP</u>	<u>Dec-23</u>	<u>Current YTD</u>
Operating Income	\$ 5,439.00	\$ 49,993.00
Operating Expenses	\$ 7,434.00	\$ 64,546.00
<b>Net Revenue Income/(Loss)</b>	<b>(\$1,995.00)</b>	<b>(\$14,553.00)</b>

<u>EHV (RNP)</u>	
Prior Month Balance	\$ -
Monthly EHV HAP Revenue - Gain/(Loss)	\$ (2,014.00)
<b>RNP Ending Balance per VMS</b>	<b>\$0.00</b>

**Monthly Notes:**

- EHV received \$5,439 in HAP subsidy and had a decrease in revenue of \$1,995.

## MISCELLANEOUS

### IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Dec-23</u>	<u>Historical</u>
Moon Towers	\$ 3,522.44	\$ 102,171.55
Family Sites	\$ 5,425.37	\$ 297,026.72
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ 370.00	\$ 37,486.74
Prairieland	\$ 1,142.00	\$ 44,987.68
Housing Choice Voucher	\$ -	\$ 44,989.48
<b>Total</b>	<b>\$ 10,459.81</b>	<b>\$ 534,269.45</b>

### IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Dec-23</u>	<u>Historical</u>
Moon Towers	\$ 339.78	\$ 9,605.50
Family Sites	\$ -	\$ 83,729.61
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
<b>Total</b>	<b>\$ 339.78</b>	<b>\$ 127,087.91</b>

### Tenant Online Payments

<u>Property Sites</u>	<u>Dec-23</u>	<u>FYE 2024</u>
Moon Towers	\$ 3,453.50	\$ 30,108.00
Family Sites	\$ 6,913.20	\$ 53,475.30
Bluebell	\$ 736.00	\$ 8,733.00
Brentwood	\$ 6,773.00	\$ 49,410.00
Prairieland	\$ 5,175.00	\$ 31,572.00
Housing Choice Voucher	\$ -	\$ 7,061.00
<b>Fiscal Year 2022 Total</b>	<b>\$ 23,050.70</b>	<b>\$ 180,359.30</b>

<b>Monthly Bad Debt Reported</b>	<b>\$10,459.81</b>
<b>Historical Bad Debt</b>	<b>\$1,156,840.22</b>

	<u>By IDROP</u>	<u>By Debtor</u>
<b>Historical Bad Debt Collected</b>	<b>\$127,087.91</b>	<b>\$ 29,326.75</b>
	<b>13.52%</b>	<b>2.54%</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	135.00	135.00	180.00	0.00
<b>REVENUE</b>							
<b>FEE REVENUE</b>							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,595.48	-45,700.00	4,104.52	-411,300.00	-374,680.48	-548,400.00	-31.68
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-113,622.75	-100,000.00	-151,497.00	-33.99
Total Line 70710	-41,595.48	-58,324.75	16,729.27	-524,922.75	-474,680.48	-699,897.00	-32.18
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-38,160.00	-38,160.00	-50,880.00	-25.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,760.00	-5,822.00	62.00	-52,398.00	-52,102.50	-69,864.00	-25.42
Total Line 70730	-5,760.00	-5,822.00	62.00	-52,398.00	-52,102.50	-69,864.00	-25.42
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-660.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-95,400.00	-95,400.00	-127,200.00	-25.00
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-53,055.00	-53,010.00	-70,740.00	-25.06
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-40,725.00	-35,340.00	-54,300.00	-34.92
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-189,180.00	-184,410.00	-252,240.00	-26.89
<b>70700 TOTAL FEE REVENUE</b>	<b>-74,035.48</b>	<b>-89,406.75</b>	<b>15,371.27</b>	<b>-804,660.75</b>	<b>-749,352.98</b>	<b>-1,072,881.00</b>	<b>-30.16</b>
<b>OTHER REVENUE</b>							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,037.95	-20.83	-1,017.12	-187.47	-6,624.66	-250.00	2,549.86
10-1-000-000-3610.023 Interest Income - HRA	-0.48	0.00	-0.48	0.00	-1.94	0.00	
Total Line 71100	-1,038.43	-20.83	-1,017.60	-187.47	-6,626.60	-250.00	2,550.64
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	-2,000.00	-200.00	-1,800.00	-1,800.00	-2,000.00	-2,400.00	-16.67
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	-41,797.48	0.00	-41,797.48	0.00	-235,379.11	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-16,499.97	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-19,125.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-82.53	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-43,612.47	-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	-10,987.47	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-14,737.50	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-32,400.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-2,250.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-43,687.53	-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	-251,212.50	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-270.00	-7.50	-360.00	-97.92
10-1-001-000-3690.180 WS Labor Reimb	0.00	0.00	0.00	0.00	-78,141.96	0.00	
Total Line 71500	-43,797.48	-48,518.33	4,720.85	-436,664.97	-482,685.02	-582,220.00	-17.10
<b>TOTAL OTHER REVENUE</b>	<b>-44,835.91</b>	<b>-48,539.16</b>	<b>3,703.25</b>	<b>-436,852.44</b>	<b>-489,311.62</b>	<b>-582,470.00</b>	<b>-15.99</b>
<b>70000 TOTAL REVENUE</b>	<b>-118,871.39</b>	<b>-137,945.91</b>	<b>19,074.52</b>	<b>-1,241,513.19</b>	<b>-1,238,664.60</b>	<b>-1,655,351.00</b>	<b>-25.17</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	55,575.84	37,000.00	18,575.84	333,000.00	336,587.00	444,000.00	-24.19
10-1-001-000-4110.000 Warm Shelter Salaries	18,524.25	3,583.33	14,940.92	32,249.97	26,696.00	43,000.00	-37.92
Total Line 91100	74,100.09	40,583.33	33,516.76	365,249.97	363,283.00	487,000.00	-25.40
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	2,250.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	2,250.00	0.00	3,000.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	357.09	83.33	273.76	749.97	457.09	1,000.00	-54.29
Total Line 91400	357.09	83.33	273.76	749.97	457.09	1,000.00	-54.29
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	16,081.83	12,058.33	4,023.50	108,524.97	121,319.46	144,700.00	-16.16
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	4,950.00	5,219.09	6,600.00	-20.92
10-1-001-000-4110.500 Warm Shelter Benefits	1,568.27	541.67	1,026.60	4,875.03	2,092.87	6,500.00	-67.80
Total Line 91500	18,230.13	13,150.00	5,080.13	118,350.00	128,631.42	157,800.00	-18.48
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	7,499.97	1,835.31	10,000.00	-81.65
10-1-000-000-4180.000 Telephone	528.28	625.00	-96.72	5,625.00	4,461.83	7,500.00	-40.51
10-1-000-000-4190.000 Other Sundry	9.54	1,000.00	-990.46	9,000.00	1,910.05	12,000.00	-84.08
10-1-000-000-4190.050 Office Rent Exp	0.00	600.00	-600.00	5,400.00	4,350.00	7,200.00	-39.58
10-1-000-000-4190.100 Postage	-406.68	250.00	-656.68	2,250.00	796.88	3,000.00	-73.44
10-1-000-000-4190.200 Office Supplies	137.47	166.67	-29.20	1,500.03	959.79	2,000.00	-52.01
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,500.03	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	103.71	62.50	41.21	562.50	1,131.47	750.00	50.86
10-1-000-000-4190.400 Printing	19.80	100.00	-80.20	900.00	323.32	1,200.00	-73.06
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	1,350.00	676.95	1,800.00	-62.39
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	1,800.00	1,487.84	2,400.00	-38.01
10-1-000-000-4190.550 Computers	649.00	166.67	482.33	1,500.03	4,456.77	2,000.00	122.84
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	187.47	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	275.00	250.00	25.00	2,250.00	8,325.83	3,000.00	177.53
10-1-000-000-4190.800 Internet Services	210.76	250.00	-39.24	2,250.00	1,897.71	3,000.00	-36.74
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	13,500.00	3,138.00	18,000.00	-82.57
Total Line 91600	1,712.86	6,341.67	-4,628.81	57,075.03	36,486.80	76,100.00	-52.05
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	7,200.00	6,400.00	9,600.00	-33.33
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	7,200.00	6,400.00	9,600.00	-33.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	9,000.00	11,533.75	12,000.00	-3.89
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	6,750.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	121.04	0.00	121.04	0.00	726.13	0.00	
Total Line 91800	121.04	1,750.00	-1,628.96	15,750.00	13,375.28	21,000.00	-36.31
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	639.71	200.00	439.71	1,800.00	3,810.28	2,400.00	58.76
10-1-000-000-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	-58.03	0.00	
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	2,250.00	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	16,864.53	0.00	
10-1-000-000-4190.950 Background Verif	25.24	0.00	25.24	0.00	162.20	0.00	

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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**December, 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	225.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	2,665.70	266.67	2,399.03	2,400.03	23,516.32	3,200.00	634.89
Total Line 91900	4,393.82	741.67	3,652.15	6,675.03	44,295.30	8,900.00	397.70
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>99,715.03</b>	<b>63,700.00</b>	<b>36,015.03</b>	<b>573,300.00</b>	<b>592,928.89</b>	<b>764,400.00</b>	<b>-22.43</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	225.00	163.12	300.00	-45.63
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	135.00	124.90	180.00	-30.61
10-1-000-000-4320.000 Electric	442.69	375.00	67.69	3,375.00	2,357.70	4,500.00	-47.61
10-1-000-000-4330.000 Gas	197.41	200.00	-2.59	1,800.00	709.01	2,400.00	-70.46
Total Line 93100, 93200, 93300, 93600	674.31	615.00	59.31	5,535.00	3,354.73	7,380.00	-54.54
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>674.31</b>	<b>615.00</b>	<b>59.31</b>	<b>5,535.00</b>	<b>3,354.73</b>	<b>7,380.00</b>	<b>-54.54</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	57,170.70	38,166.67	19,004.03	343,500.03	358,559.26	458,000.00	-21.71
10-1-000-000-4410.010 Maint Admin Salary	8,076.90	5,258.33	2,818.57	47,324.97	51,846.00	63,100.00	-17.84
10-1-000-000-4410.100 Maint Labor - OT	1,805.64	1,575.00	230.64	14,175.00	13,309.44	18,900.00	-29.58
Total Line 94100	67,053.24	45,000.00	22,053.24	405,000.00	423,714.70	540,000.00	-21.53
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	90.00	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	19.14	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	0.00	20.83	-20.83	187.47	544.48	250.00	117.79
10-1-000-000-4420.120 Other Misc Supply	0.00	0.00	0.00	0.00	1,730.00	0.00	
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	187.47	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	156.20	33.33	122.87	299.97	332.12	400.00	-16.97
Total Line 94200	156.20	84.99	71.21	764.91	3,221.19	1,020.00	215.80
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	337.50	277.20	450.00	-38.40
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	642.00	0.00	
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	375.03	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	0.00	79.17	-79.17	712.53	1,007.70	950.00	6.07
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	19,813.82	13,375.00	6,438.82	120,375.00	136,499.95	160,500.00	-14.95
10-1-000-000-4410.510 Maint Admin Benefits	3,218.09	2,625.00	593.09	23,625.00	23,974.51	31,500.00	-23.89
Total Line 94500	23,031.91	16,000.00	7,031.91	144,000.00	160,474.46	192,000.00	-16.42
<b>94000 TOTAL MAINTENANCE EXPENSE</b>	<b>90,241.35</b>	<b>61,164.16</b>	<b>29,077.19</b>	<b>550,477.44</b>	<b>588,418.05</b>	<b>733,970.00</b>	<b>-19.83</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	5,955.75	4,166.67	1,789.08	37,500.03	39,705.00	50,000.00	-20.59
10-1-000-000-4481.500 Safety/Security Benefits	2,715.56	2,375.00	340.56	21,375.00	21,195.47	28,500.00	-25.63
Total Line 95100	8,671.31	6,541.67	2,129.64	58,875.03	60,900.47	78,500.00	-22.42
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	191.96	75.00	116.96	675.00	1,355.37	900.00	50.60
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	191.96	75.00	116.96	675.00	1,355.37	900.00	50.60
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>8,863.27</b>	<b>6,616.67</b>	<b>2,246.60</b>	<b>59,550.03</b>	<b>62,255.84</b>	<b>79,400.00</b>	<b>-21.59</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	94.75	98.00	-3.25	882.00	852.75	1,176.00	-27.49
10-1-000-000-4510.020 Liability Insurance	36.42	37.50	-1.08	337.50	327.78	450.00	-27.16
10-1-000-000-4510.030 Work Comp Insurance	2,310.36	2,355.00	-44.64	21,195.00	20,793.24	28,260.00	-26.42
Total Line 96110, 96120, 96130	2,441.53	2,490.50	-48.97	22,414.50	21,973.77	29,886.00	-26.47
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	14.85	16.00	-1.15	144.00	133.65	192.00	-30.39
10-1-000-000-4510.025 PE & PO Insurance	726.27	750.00	-23.73	6,750.00	6,536.43	9,000.00	-27.37
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	459.00	450.00	612.00	-26.47
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	7,353.00	7,120.08	9,804.00	-27.38
<b>96100 TOTAL INSURANCE PREMIUM EXP</b>	<b>3,232.65</b>	<b>3,307.50</b>	<b>-74.85</b>	<b>29,767.50</b>	<b>29,093.85</b>	<b>39,690.00</b>	<b>-26.70</b>
<b>GENERAL EXPENSES</b>							
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	3,750.03	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	3,750.03	0.00	5,000.00	-100.00
<b>96000 TOTAL GENERAL EXPENSE</b>	<b>0.00</b>	<b>416.67</b>	<b>-416.67</b>	<b>3,750.03</b>	<b>0.00</b>	<b>5,000.00</b>	<b>-100.00</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>202,726.61</b>	<b>135,820.00</b>	<b>66,906.61</b>	<b>1,222,380.00</b>	<b>1,276,051.36</b>	<b>1,629,840.00</b>	<b>-21.71</b>
<b>97000 NET REVENUE/EXPENSE - (GAIN)/LOSS</b>	<b>83,855.22</b>	<b>-2,125.91</b>	<b>85,981.13</b>	<b>-19,133.19</b>	<b>37,386.76</b>	<b>-25,511.00</b>	<b>-246.55</b>

MISCELLANEOUS EXPENSE

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - COCC**  
**December, 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	6,885.00	6,844.50	9,180.00	-25.44
Total Line 97400	760.50	765.00	-4.50	6,885.00	6,844.50	9,180.00	-25.44
<b>TOTAL MISCELLANEOUS EXPENSE</b>	<b>760.50</b>	<b>765.00</b>	<b>-4.50</b>	<b>6,885.00</b>	<b>6,844.50</b>	<b>9,180.00</b>	<b>-25.44</b>
90000 TOTAL EXPENSES	203,760.61	136,585.00	67,175.61	1,229,265.00	1,283,169.36	1,639,020.00	-21.71
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	62,131.00	-5,777.58	67,908.58	-51,998.22	70,341.53	-69,331.00	-201.46

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,593.00	1,593.00	2,124.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-34,388.00	-33,583.33	-804.67	-302,249.97	-334,400.00	-403,000.00	-17.02
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-34,388.00	-33,583.33	-804.67	-302,249.97	-334,400.00	-403,000.00	-17.02
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	-2,625.03	346.88	-3,500.00	-109.91
10-1-000-001-3690.100 Late Fees	-491.00	-375.00	-116.00	-3,375.00	-4,761.00	-4,500.00	5.80
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	-37.53	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	0.00	-1,041.67	1,041.67	-9,375.03	-7,729.91	-12,500.00	-38.16
10-1-000-001-3690.160 Vending Machine Inc	-181.54	-125.00	-56.54	-1,125.00	-809.33	-1,500.00	-46.04
10-1-000-001-3690.180 Labor	-372.50	-1,000.00	627.50	-9,000.00	-7,858.06	-12,000.00	-34.52
10-1-000-001-3690.200 Materials	-81.50	-300.00	218.50	-2,700.00	-1,903.13	-3,600.00	-47.14
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,126.54	-3,137.51	2,010.97	-28,237.59	-22,714.55	-37,650.00	-39.67
<b>70500 TOTAL TENANT REVENUE</b>	<b>-35,514.54</b>	<b>-36,720.84</b>	<b>1,206.30</b>	<b>-330,487.56</b>	<b>-357,114.55</b>	<b>-440,650.00</b>	<b>-18.96</b>
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,816.00	-47,495.83	1,679.83	-427,462.47	-436,707.00	-569,950.00	-23.38
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	-45,816.00	-47,495.83	1,679.83	-427,462.47	-436,707.00	-569,950.00	-23.38
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-74,999.97	-100,000.00	-100,000.00	0.00
Total Line 10010	0.00	-8,333.33	8,333.33	-74,999.97	-100,000.00	-100,000.00	0.00
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	-1,395.57	-20.83	-1,374.74	-187.47	-8,359.25	-250.00	3,243.70
Total Line 71100	-1,395.57	-20.83	-1,374.74	-187.47	-8,359.25	-250.00	3,243.70
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	0.00	-300.00	300.00	-2,700.00	-1,950.00	-3,600.00	-45.83
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	0.00	-300.00	300.00	-2,700.00	-1,950.00	-3,600.00	-45.83
<b>70000 TOTAL REVENUE</b>	<b>-82,726.11</b>	<b>-92,870.83</b>	<b>10,144.72</b>	<b>-835,837.47</b>	<b>-904,130.80</b>	<b>-1,114,450.00</b>	<b>-18.87</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	10,282.95	6,166.67	4,116.28	55,500.03	66,030.12	74,000.00	-10.77
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	10,282.95	6,166.67	4,116.28	55,500.03	66,030.12	74,000.00	-10.77
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	2,287.53	0.00	3,050.00	-100.00
Total Line 91200	0.00	254.17	-254.17	2,287.53	0.00	3,050.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,293.88	13,681.00	-387.12	123,129.00	120,726.98	164,172.00	-26.46
Total Line 91300	13,293.88	13,681.00	-387.12	123,129.00	120,726.98	164,172.00	-26.46
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,328.00	-38.00	11,952.00	11,715.00	15,936.00	-26.49
Total Line 91310	1,290.00	1,328.00	-38.00	11,952.00	11,715.00	15,936.00	-26.49
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	3,891.42	2,083.33	1,808.09	18,749.97	26,906.09	25,000.00	7.62
Total Line 91500	3,891.42	2,083.33	1,808.09	18,749.97	26,906.09	25,000.00	7.62
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,500.03	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	283.75	270.83	12.92	2,437.47	2,329.01	3,250.00	-28.34
10-1-000-001-4190.100 Postage	80.25	66.67	13.58	600.03	627.15	800.00	-21.61
10-1-000-001-4190.200 Office Supplies	107.71	58.33	49.38	524.97	598.48	700.00	-14.50
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	132.75	100.00	32.75	900.00	952.90	1,200.00	-20.59
10-1-000-001-4190.400 Printing	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	816.03	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	182.31	250.00	-67.69	2,250.00	1,511.79	3,000.00	-49.61
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	74.97	810.00	100.00	710.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	937.53	783.12	1,250.00	-37.35
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	375.03	3,226.27	500.00	545.25
Total Line 91600	873.88	1,240.67	-366.79	11,166.03	11,149.18	14,888.00	-25.11
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	0.00	0.00	0.00	2,415.05	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	675.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	675.00	2,415.05	900.00	168.34
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	59.29	29.17	30.12	262.53	1,126.44	350.00	221.84
10-1-000-001-4120.500 Other Fee Exp	100.00	0.00	100.00	0.00	100.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	15,930.00	10,620.00	21,240.00	-50.00
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	150.03	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	678.07	350.00	328.07	3,150.00	6,521.92	4,200.00	55.28
Total Line 91900	2,607.36	2,165.84	441.52	19,492.56	19,929.42	25,990.00	-23.32
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>32,239.49</b>	<b>26,994.68</b>	<b>5,244.81</b>	<b>242,952.12</b>	<b>258,871.84</b>	<b>323,936.00</b>	<b>-20.09</b>



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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 %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	15,930.00	15,930.00	21,240.00	-25.00
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>15,930.00</u>	<u>15,930.00</u>	<u>21,240.00</u>	<u>-25.00</u>
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b><u>1,770.00</u></b>	<b><u>1,770.00</u></b>	<b><u>0.00</u></b>	<b><u>15,930.00</u></b>	<b><u>15,930.00</u></b>	<b><u>21,240.00</u></b>	<b><u>-25.00</u></b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	787.50	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	187.47	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	375.03	27.15	500.00	-94.57
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	90.16	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	250.00	-250.00	2,250.00	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>0.00</u>	<u>400.00</u>	<u>-400.00</u>	<u>3,600.00</u>	<u>416.95</u>	<u>4,800.00</u>	<u>-91.31</u>
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b><u>0.00</u></b>	<b><u>400.00</u></b>	<b><u>-400.00</u></b>	<b><u>3,600.00</u></b>	<b><u>416.95</u></b>	<b><u>4,800.00</u></b>	<b><u>-91.31</u></b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,489.32	1,458.33	30.99	13,124.97	12,418.40	17,500.00	-29.04
10-1-000-001-4315.000 Sewer	4,127.22	3,291.67	835.55	29,625.03	33,860.39	39,500.00	-14.28
10-1-000-001-4320.000 Electric	3,838.39	2,666.67	1,171.72	24,000.03	22,520.45	32,000.00	-29.62
10-1-000-001-4330.000 Gas	4,737.97	4,333.33	404.64	38,999.97	13,684.31	52,000.00	-73.68
Total Line 93100, 93200, 93300, 93600	<u>14,192.90</u>	<u>11,750.00</u>	<u>2,442.90</u>	<u>105,750.00</u>	<u>82,483.55</u>	<u>141,000.00</u>	<u>-41.50</u>
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b><u>14,192.90</u></b>	<b><u>11,750.00</u></b>	<b><u>2,442.90</u></b>	<b><u>105,750.00</u></b>	<b><u>82,483.55</u></b>	<b><u>141,000.00</u></b>	<b><u>-41.50</u></b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	39,825.00	39,825.00	53,100.00	-25.00
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>39,825.00</u>	<u>39,825.00</u>	<u>53,100.00</u>	<u>-25.00</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	299.97	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	4,500.00	54.63	6,000.00	-99.09
10-1-000-001-4420.030 Snow Removal Supplies	167.93	25.00	142.93	225.00	167.93	300.00	-44.02
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	52.45	208.33	-155.88	1,874.97	11,273.91	2,500.00	350.96
10-1-000-001-4420.070 Electrical Supplies	69.56	100.00	-30.44	900.00	537.50	1,200.00	-55.21
10-1-000-001-4420.080 Plumbing Supplies	8.81	125.00	-116.19	1,125.00	1,108.71	1,500.00	-26.09
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	1,500.03	1,515.59	2,000.00	-24.22
10-1-000-001-4420.100 Janitorial Supplies	837.32	541.67	295.65	4,875.03	5,084.35	6,500.00	-21.78
10-1-000-001-4420.110 Routine Maint. Supplies	930.89	1,666.67	-735.78	15,000.03	13,606.90	20,000.00	-31.97
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	749.97	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	120.47	166.67	-46.20	1,500.03	1,113.18	2,000.00	-44.34
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	<u>2,187.43</u>	<u>3,616.67</u>	<u>-1,429.24</u>	<u>32,550.03</u>	<u>35,896.45</u>	<u>43,400.00</u>	<u>-17.29</u>

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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-001-4430.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	14,909.88	15,881.17	-971.29	142,930.53	117,674.01	190,574.00	-38.25
10-1-000-001-4430.010 Garbage & Trash Con	815.10	416.67	398.43	3,750.03	6,436.90	5,000.00	28.74
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	6,000.03	-36.75	8,000.00	-100.46
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	150.00	1,791.67	-1,641.67	16,125.03	13,327.52	21,500.00	-38.01
10-1-000-001-4430.050 Landscape & Grds Cont	7,400.00	1,625.00	5,775.00	14,625.00	7,483.00	19,500.00	-61.63
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	24,000.03	0.00	32,000.00	-100.00
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	3,375.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	3,950.00	2,375.00	1,575.00	21,375.00	39,912.00	28,500.00	40.04
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	342.60	0.00	
10-1-000-001-4430.110 Routine Maint Cont	3,978.95	1,041.67	2,937.28	9,375.03	9,296.42	12,500.00	-25.63
10-1-000-001-4430.111 Flooring Contract	2,450.00	0.00	2,450.00	0.00	7,515.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	250.00	125.00	125.00	1,125.00	6,914.80	1,500.00	360.99
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	375.03	2,134.00	500.00	326.80
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	375.03	156.64	500.00	-68.67
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	33,903.93	27,047.86	6,856.07	243,430.74	211,502.34	324,574.00	-34.84
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>40,516.36</b>	<b>35,089.53</b>	<b>5,426.83</b>	<b>315,805.77</b>	<b>287,223.79</b>	<b>421,074.00</b>	<b>-31.79</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	2,287.53	1,812.46	3,050.00	-40.58
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	15,930.00	15,930.00	21,240.00	-25.00
10-1-000-001-4480.100 ADT Contract	518.03	200.00	318.03	1,800.00	2,532.70	2,400.00	5.53
10-1-000-001-4480.500 Other Security Contract	420.00	1,291.67	-871.67	11,625.03	4,270.00	15,500.00	-72.45
Total Line 95200	2,708.03	3,515.84	-807.81	31,642.56	24,545.16	42,190.00	-41.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>2,708.03</b>	<b>3,515.84</b>	<b>-807.81</b>	<b>31,642.56</b>	<b>24,545.16</b>	<b>42,190.00</b>	<b>-41.82</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	3,894.17	3,966.67	-72.50	35,700.03	35,047.53	47,600.00	-26.37
10-1-000-001-4510.020 Liability Insurance	430.06	439.58	-9.52	3,956.22	3,870.54	5,275.00	-26.62
10-1-000-001-4510.030 Work Comp Insurance	204.43	208.33	-3.90	1,874.97	1,839.87	2,500.00	-26.41
Total Line 96110, 96120, 96130	4,528.66	4,614.58	-85.92	41,531.22	40,757.94	55,375.00	-26.40
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	175.35	179.17	-3.82	1,612.53	1,578.15	2,150.00	-26.60
10-1-000-001-4510.025 PE & PO Insurance	63.81	66.67	-2.86	600.03	574.29	800.00	-28.21
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	468.72	450.00	625.00	-28.00
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	2,681.28	2,602.44	3,575.00	-27.20
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>4,817.82</b>	<b>4,912.50</b>	<b>-94.68</b>	<b>44,212.50</b>	<b>43,360.38</b>	<b>58,950.00</b>	<b>-26.45</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-001-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-001-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-001-4520.000 Pay in lieu of Tax	2,019.51	2,438.33	-418.82	21,944.97	25,191.65	29,260.00	-13.90
Total Line 96300	2,019.51	2,438.33	-418.82	21,944.97	25,191.65	29,260.00	-13.90
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	703.76	833.33	-129.57	7,499.97	10,309.88	10,000.00	3.10
Total Line 96400	703.76	833.33	-129.57	7,499.97	10,309.88	10,000.00	3.10
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>2,723.27</b>	<b>3,271.66</b>	<b>-548.39</b>	<b>29,444.94</b>	<b>35,501.53</b>	<b>39,260.00</b>	<b>-9.57</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>98,967.87</b>	<b>87,704.21</b>	<b>11,263.66</b>	<b>789,337.89</b>	<b>748,333.20</b>	<b>1,052,450.00</b>	<b>-28.90</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>16,241.76</b>	<b>-5,166.62</b>	<b>21,408.38</b>	<b>-46,499.58</b>	<b>-155,797.60</b>	<b>-62,000.00</b>	<b>151.29</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	123,750.00	97,641.00	165,000.00	-40.82
Total Line 97400	10,849.00	13,750.00	-2,901.00	123,750.00	97,641.00	165,000.00	-40.82
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>10,849.00</b>	<b>13,750.00</b>	<b>-2,901.00</b>	<b>123,750.00</b>	<b>97,641.00</b>	<b>165,000.00</b>	<b>-40.82</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 1 Moon Towers**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	27,090.76	8,843.38	18,247.38	79,590.42	-58,156.60	106,120.00	-154.80

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,764.00	1,764.00	2,352.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-22,536.00	-17,500.00	-5,036.00	-157,500.00	-183,218.00	-210,000.00	-12.75
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-22,536.00	-17,500.00	-5,036.00	-157,500.00	-183,218.00	-210,000.00	-12.75
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	-60.00	-333.33	273.33	-2,999.97	-686.31	-4,000.00	-82.84
10-1-000-002-3690.100 Late Fees	-800.00	-625.00	-175.00	-5,625.00	-7,075.00	-7,500.00	-5.67
10-1-000-002-3690.120 Violation Fees	-1,535.00	-345.00	-1,190.00	-3,105.00	-10,660.00	-4,140.00	157.49
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	-37.53	-125.00	-50.00	150.00
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	-2,109.00	-1,666.67	-442.33	-15,000.03	-13,999.60	-20,000.00	-30.00
10-1-000-002-3690.200 Materials	-723.80	-750.00	26.20	-6,750.00	-5,558.38	-9,000.00	-38.24
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	-5,227.80	-3,724.17	-1,503.63	-33,517.53	-38,104.29	-44,690.00	-14.74
<b>70500 TOTAL TENANT REVENUE</b>	<b>-27,763.80</b>	<b>-21,224.17</b>	<b>-6,539.63</b>	<b>-191,017.53</b>	<b>-221,322.29</b>	<b>-254,690.00</b>	<b>-13.10</b>
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-76,330.00	-77,521.58	1,191.58	-697,694.22	-702,844.00	-930,259.00	-24.45
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-76,330.00	-77,521.58	1,191.58	-697,694.22	-702,844.00	-930,259.00	-24.45
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-90,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	0.00	-10,000.00	10,000.00	-90,000.00	-120,000.00	-120,000.00	0.00
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	-1,546.99	-22.92	-1,524.07	-206.28	-9,767.05	-275.00	3,451.65
Total Line 71100	-1,546.99	-22.92	-1,524.07	-206.28	-9,767.05	-275.00	3,451.65
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	0.00	-300.00	300.00	-2,700.00	-2,400.00	-3,600.00	-33.33
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	-300.00	-125.00	-175.00	-1,125.00	-800.00	-1,500.00	-46.67
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	-3,825.00	-2,930.41	-5,100.00	-42.54
<b>70000 TOTAL REVENUE</b>	<b>-105,940.79</b>	<b>-109,193.67</b>	<b>3,252.88</b>	<b>-982,743.03</b>	<b>-1,056,863.75</b>	<b>-1,310,324.00</b>	<b>-19.34</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	10,343.25	9,525.00	818.25	85,725.00	66,428.40	114,300.00	-41.88
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	10,343.25	9,525.00	818.25	85,725.00	66,428.40	114,300.00	-41.88
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	2,062.53	0.00	2,750.00	-100.00
Total Line 91200	0.00	229.17	-229.17	2,062.53	0.00	2,750.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,762.39	15,149.00	-386.61	136,341.00	131,083.84	181,788.00	-27.89
Total Line 91300	14,762.39	15,149.00	-386.61	136,341.00	131,083.84	181,788.00	-27.89
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,432.50	1,470.00	-37.50	13,230.00	12,720.00	17,640.00	-27.89
Total Line 91310	1,432.50	1,470.00	-37.50	13,230.00	12,720.00	17,640.00	-27.89
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	3,139.85	3,100.00	39.85	27,900.00	22,236.93	37,200.00	-40.22
Total Line 91500	3,139.85	3,100.00	39.85	27,900.00	22,236.93	37,200.00	-40.22
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	2,250.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	230.81	279.17	-48.36	2,512.53	1,838.18	3,350.00	-45.13
10-1-000-002-4190.100 Postage	148.89	150.00	-1.11	1,350.00	1,756.53	1,800.00	-2.42
10-1-000-002-4190.200 Office Supplies	0.00	33.33	-33.33	299.97	3,579.85	400.00	794.96
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	196.15	41.67	154.48	375.03	1,857.48	500.00	271.50
10-1-000-002-4190.400 Printing	0.00	41.67	-41.67	375.03	116.42	500.00	-76.72
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	225.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	161.18	147.92	13.26	1,331.28	1,111.25	1,775.00	-37.39
10-1-000-002-4190.550 Computers	1,947.00	0.00	1,947.00	0.00	6,578.12	0.00	
10-1-000-002-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
10-1-000-002-4190.800 Internet Services	591.61	600.00	-8.39	5,400.00	5,324.49	7,200.00	-26.05
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	1,747.53	3,230.54	2,330.00	38.65
Total Line 91600	3,275.64	1,762.93	1,512.71	15,866.37	25,916.86	21,155.00	22.51
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	375.03	462.29	500.00	-7.54
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	167.48	150.00	17.48	1,350.00	630.88	1,800.00	-64.95
Total Line 91800	167.48	191.67	-24.19	1,725.03	1,093.17	2,300.00	-52.47
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	36.84	233.33	-196.49	2,099.97	1,162.28	2,800.00	-58.49
10-1-000-002-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	1.40	0.00	
10-1-000-002-4120.700 Mental Health Fee	1,960.00	1,960.00	0.00	17,640.00	11,760.00	23,520.00	-50.00
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	675.00	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	37.86	404.17	-366.31	3,637.53	5,759.43	4,850.00	18.75
Total Line 91900	2,034.70	2,672.50	-637.80	24,052.50	18,738.99	32,070.00	-41.57
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>35,155.81</b>	<b>34,100.27</b>	<b>1,055.54</b>	<b>306,902.43</b>	<b>278,218.19</b>	<b>409,203.00</b>	<b>-32.01</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ASSET MANAGEMENT FEE</b>							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
Total Line 92000	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
<b>92000 TOTAL ASSET MANAGEMENT FEE</b>	<b>1,960.00</b>	<b>1,960.00</b>	<b>0.00</b>	<b>17,640.00</b>	<b>17,640.00</b>	<b>23,520.00</b>	<b>-25.00</b>
<b>TENANT SERVICES</b>							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	150.03	134.64	200.00	-32.68
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	375.03	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	299.97	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	0.00	91.67	-91.67	825.03	816.08	1,100.00	-25.81
<b>92500 TOTAL TENANT SERVICES EXPENSE</b>	<b>0.00</b>	<b>91.67</b>	<b>-91.67</b>	<b>825.03</b>	<b>816.08</b>	<b>1,100.00</b>	<b>-25.81</b>
<b>UTILITIES</b>							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	324.86	100.00	224.86	900.00	1,397.39	1,200.00	16.45
10-1-000-002-4315.000 Sewer	108.99	45.83	63.16	412.47	648.15	550.00	17.85
10-1-000-002-4320.000 Electric	1,862.15	1,583.33	278.82	14,249.97	11,091.35	19,000.00	-41.62
10-1-000-002-4330.000 Gas	743.18	1,208.33	-465.15	10,874.97	4,625.05	14,500.00	-68.10
Total Line 93100 93200 93300 93600	3,039.18	2,937.49	101.69	26,437.41	17,761.94	35,250.00	-49.61
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>3,039.18</b>	<b>2,937.49</b>	<b>101.69</b>	<b>26,437.41</b>	<b>17,761.94</b>	<b>35,250.00</b>	<b>-49.61</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	44,100.00	44,100.00	58,800.00	-25.00
Total Line 94100	4,900.00	4,900.00	0.00	44,100.00	44,100.00	58,800.00	-25.00
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	1,712.13	333.33	1,378.80	2,999.97	56,008.02	4,000.00	1,300.20
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	749.97	2,430.00	1,000.00	143.00
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	106.98	250.00	-143.02	2,250.00	3,230.38	3,000.00	7.68
10-1-000-002-4420.070 Electrical Supplies	774.40	500.00	274.40	4,500.00	5,657.52	6,000.00	-5.71
10-1-000-002-4420.080 Plumbing Supplies	526.43	1,050.00	-523.57	9,450.00	10,851.28	12,600.00	-13.88
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	150.03	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	389.71	283.33	106.38	2,549.97	4,364.33	3,400.00	28.36
10-1-000-002-4420.110 Routine Maint. Supplies	6,117.71	3,750.00	2,367.71	33,750.00	53,722.55	45,000.00	19.38
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	7.08	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	0.00	0.00	0.00	1,215.63	0.00	
10-1-000-002-4420.125 Mileage	0.00	0.00	0.00	0.00	48.22	0.00	
10-1-000-002-4420.126 Vehicle Supplies	660.74	458.33	202.41	4,124.97	5,385.83	5,500.00	-2.08
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	10,288.10	6,724.99	3,563.11	60,524.91	144,127.12	80,700.00	78.60

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	0.00	8.33	-8.33	74.97	428.77	100.00	328.77
10-1-000-002-4430.000 Maint Labor Contract	24,223.92	26,800.92	-2,577.00	241,208.28	249,207.07	321,611.00	-22.51
10-1-000-002-4430.010 Garbage&Trash Cont	144.00	250.00	-106.00	2,250.00	2,145.20	3,000.00	-28.49
10-1-000-002-4430.020 Heating&Cooling Cont	112.00	600.00	-488.00	5,400.00	49,743.75	7,200.00	590.89
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	-2,430.00	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	0.00	333.33	-333.33	2,999.97	6,236.54	4,000.00	55.91
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	225.00	-588.55	300.00	-296.18
10-1-000-002-4430.080 Plumbing Contracts	720.00	1,000.00	-280.00	9,000.00	10,488.34	12,000.00	-12.60
10-1-000-002-4430.090 Extermination Contracts	0.00	1,291.67	-1,291.67	11,625.03	8,437.00	15,500.00	-45.57
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	89,250.03	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	11,550.00	0.00	11,550.00	0.00	102,089.95	0.00	
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	-12,217.77	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	148.84	508.33	-359.49	4,574.97	552.24	6,100.00	-90.95
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	36,898.76	40,734.25	-3,835.49	366,608.25	414,273.79	488,811.00	-15.25
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>52,086.86</b>	<b>52,359.24</b>	<b>-272.38</b>	<b>471,233.16</b>	<b>602,500.91</b>	<b>628,311.00</b>	<b>-4.11</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	2,774.97	2,007.04	3,700.00	-45.76
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	17,640.00	17,640.00	23,520.00	-25.00
10-1-000-002-4480.100 ADT Contract	305.81	277.50	28.31	2,497.50	2,206.63	3,330.00	-33.73
10-1-000-002-4480.500 Other Security Contract	0.00	375.00	-375.00	3,375.00	10,910.86	4,500.00	142.46
Total Line 95200	2,265.81	2,920.83	-655.02	26,287.47	32,764.53	35,050.00	-6.52
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>2,265.81</b>	<b>2,920.83</b>	<b>-655.02</b>	<b>26,287.47</b>	<b>32,764.53</b>	<b>35,050.00</b>	<b>-6.52</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	4,108.54	4,185.42	-76.88	37,668.78	36,976.86	50,225.00	-26.38
10-1-000-002-4510.020 Liability Ins	476.29	485.42	-9.13	4,368.78	4,286.61	5,825.00	-26.41
10-1-000-002-4510.030 Work Comp Insurance	210.77	214.58	-3.81	1,931.22	1,896.93	2,575.00	-26.33
Total Line 96110 96120 96130	4,795.60	4,885.42	-89.82	43,968.78	43,160.40	58,625.00	-26.38
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	194.20	197.92	-3.72	1,781.28	1,747.80	2,375.00	-26.41
10-1-000-002-4510.025 PE & PO Insurance	70.84	72.92	-2.08	656.28	637.56	875.00	-27.14
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	1,837.53	1,800.00	2,450.00	-26.53
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	4,275.09	4,185.36	5,700.00	-26.57
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>5,260.64</b>	<b>5,360.43</b>	<b>-99.79</b>	<b>48,243.87</b>	<b>47,345.76</b>	<b>64,325.00</b>	<b>-26.40</b>



Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated 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	1,949.68	1,768.67	181.01	15,918.03	16,502.73	21,224.00	-22.24
Total Line 96300	1,949.68	1,768.67	181.01	15,918.03	16,502.73	21,224.00	-22.24
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	2,670.21	1,250.00	1,420.21	11,250.00	8,885.94	15,000.00	-40.76
Total Line 96400	2,670.21	1,250.00	1,420.21	11,250.00	8,885.94	15,000.00	-40.76
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>4,619.89</b>	<b>3,018.67</b>	<b>1,601.22</b>	<b>27,168.03</b>	<b>25,388.67</b>	<b>36,224.00</b>	<b>-29.91</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>104,388.19</b>	<b>102,748.60</b>	<b>1,639.59</b>	<b>924,737.40</b>	<b>1,022,436.08</b>	<b>1,232,983.00</b>	<b>-17.08</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-1,552.60</b>	<b>-6,445.07</b>	<b>4,892.47</b>	<b>-58,005.63</b>	<b>-34,427.67</b>	<b>-77,341.00</b>	<b>-55.49</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	279,000.00	256,590.00	372,000.00	-31.02
Total Line 97400	28,510.00	31,000.00	-2,490.00	279,000.00	256,590.00	372,000.00	-31.02
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>28,510.00</b>	<b>31,000.00</b>	<b>-2,490.00</b>	<b>279,000.00</b>	<b>256,590.00</b>	<b>372,000.00</b>	<b>-31.02</b>

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - AMP 2 Family Site**  
**December, 2023**

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	26,957.40	24,554.93	2,402.47	220,994.37	222,162.33	294,659.00	-24.60

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	459.00	459.00	612.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-14,535.00	-14,000.00	-535.00	-126,000.00	-136,452.00	-168,000.00	-18.78
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-14,535.00	-14,000.00	-535.00	-126,000.00	-136,452.00	-168,000.00	-18.78
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-56.25	-25.00	-75.00	-66.67
10-1-000-006-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.000 Other Income	-30.00	-4.17	-25.83	-37.53	-438.00	-50.00	776.00
10-1-000-006-3690.100 Late Fees	-100.00	-125.00	25.00	-1,125.00	-900.00	-1,500.00	-40.00
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	-37.53	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-773.25	-458.33	-314.92	-4,124.97	-4,870.55	-5,500.00	-11.44
10-1-000-006-3690.160 Vending Machine Inc	0.00	-37.50	37.50	-337.50	-160.12	-450.00	-64.42
10-1-000-006-3690.180 Labor	0.00	-166.67	166.67	-1,500.03	-361.00	-2,000.00	-81.95
10-1-000-006-3690.200 Materials	-9.50	-41.67	32.17	-375.03	-52.68	-500.00	-89.46
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	-912.75	-843.76	-68.99	-7,593.84	-6,832.35	-10,125.00	-32.52
<b>70500 TOTAL TENANT REVENUE</b>	<b>-15,447.75</b>	<b>-14,843.76</b>	<b>-603.99</b>	<b>-133,593.84</b>	<b>-143,284.35</b>	<b>-178,125.00</b>	<b>-19.56</b>
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,789.00	-8,997.58	208.58	-80,978.22	-89,765.00	-107,971.00	-16.86
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	-8,789.00	-8,997.58	208.58	-80,978.22	-89,765.00	-107,971.00	-16.86
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-22,500.00	-30,000.00	-30,000.00	0.00
Total Line 70610	0.00	-2,500.00	2,500.00	-22,500.00	-30,000.00	-30,000.00	0.00
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	-497.73	-6.25	-491.48	-56.25	-2,952.98	-75.00	3,837.31
Total Line 71100	-497.73	-6.25	-491.48	-56.25	-2,952.98	-75.00	3,837.31
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	
<b>70000 TOTAL REVENUE</b>	<b>-24,734.48</b>	<b>-26,347.59</b>	<b>1,613.11</b>	<b>-237,128.31</b>	<b>-266,002.33</b>	<b>-316,171.00</b>	<b>-15.87</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,142.55	1,729.17	-586.62	15,562.53	7,336.68	20,750.00	-64.64
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,142.55	1,729.17	-586.62	15,562.53	7,336.68	20,750.00	-64.64
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
Total Line 91200	0.00	83.33	-83.33	749.97	0.00	1,000.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,787.21	3,942.00	-154.79	35,478.00	35,089.66	47,304.00	-25.82
Total Line 91300	3,787.21	3,942.00	-154.79	35,478.00	35,089.66	47,304.00	-25.82
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	367.50	383.00	-15.50	3,447.00	3,405.00	4,596.00	-25.91
Total Line 91310	367.50	383.00	-15.50	3,447.00	3,405.00	4,596.00	-25.91
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	432.42	595.83	-163.41	5,362.47	2,989.78	7,150.00	-58.18
Total Line 91500	432.42	595.83	-163.41	5,362.47	2,989.78	7,150.00	-58.18
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	423.72	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	403.67	353.00	50.67	3,177.00	3,400.41	4,236.00	-19.73
10-1-000-006-4190.100 Postage	9.45	6.25	3.20	56.25	56.91	75.00	-24.12
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	37.53	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	150.03	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	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	74.97	0.00	100.00	-100.00
10-1-000-006-4190.500 Printer/Copier	0.00	0.00	0.00	0.00	0.00	0.00	
Supply/Cont							
10-1-000-006-4190.550 Computers	649.00	0.00	649.00	0.00	1,575.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	937.53	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	2,062.53	2,132.10	2,750.00	-22.47
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	375.03	909.32	500.00	81.86
Total Line 91600	1,299.02	810.51	488.51	7,294.59	8,132.38	9,726.00	-16.39
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	659.97	43.23	880.00	-95.09
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	56.25	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	716.22	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	26.62	4.17	22.45	37.53	350.30	50.00	600.60
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	4,590.00	3,060.00	6,120.00	-50.00
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	225.00	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	112.50	150.57	150.00	0.38
Total Line 91900	536.62	551.67	-15.05	4,965.03	3,616.36	6,620.00	-45.37



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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 %
Total Line 94200	327.36	1,887.49	-1,560.13	16,987.41	5,848.56	22,650.00	-74.18
94300 Maintenance - Contracts							
10-1-000-006-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.000 Maint Labor Contract	2,663.68	5,606.17	-2,942.49	50,455.53	33,533.36	67,274.00	-50.15
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	2,475.00	2,733.90	3,300.00	-17.15
10-1-000-006-4430.020 Heating & Cooling Cont	180.00	1,250.00	-1,070.00	11,250.00	630.00	15,000.00	-95.80
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	450.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	3,750.03	150.00	5,000.00	-97.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	749.97	2,542.00	1,000.00	154.20
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	176.00	104.17	71.83	937.53	-85.72	1,250.00	-106.86
10-1-000-006-4430.080 Plumbing Contracts	606.00	666.67	-60.67	6,000.03	1,416.00	8,000.00	-82.30
10-1-000-006-4430.090 Extermination Contracts	3,000.00	208.33	2,791.67	1,874.97	4,950.00	2,500.00	98.00
10-1-000-006-4430.100 Janitorial Contracts	109.00	0.00	109.00	0.00	109.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	123.95	666.67	-542.72	6,000.03	5,543.22	8,000.00	-30.71
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	2,625.03	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	749.97	1,789.00	1,000.00	78.90
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	7,132.13	9,702.01	-2,569.88	87,318.09	53,316.76	116,424.00	-54.20
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>8,734.49</b>	<b>12,864.50</b>	<b>-4,130.01</b>	<b>115,780.50</b>	<b>70,640.32</b>	<b>154,374.00</b>	<b>-54.24</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	4,590.00	4,590.00	6,120.00	-25.00
10-1-000-006-4480.100 ADT Contract	194.96	145.83	49.13	1,312.47	3,664.18	1,750.00	109.38
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	4,875.03	685.00	6,500.00	-89.46
Total Line 95200	704.96	1,197.50	-492.54	10,777.50	8,939.18	14,370.00	-37.79
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>704.96</b>	<b>1,197.50</b>	<b>-492.54</b>	<b>10,777.50</b>	<b>8,939.18</b>	<b>14,370.00</b>	<b>-37.79</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,254.24	1,279.17	-24.93	11,512.53	11,288.16	15,350.00	-26.46
10-1-000-006-4510.020 Liability Insurance	124.68	127.08	-2.40	1,143.72	1,122.12	1,525.00	-26.42
10-1-000-006-4510.030 Work Comp	27.09	29.17	-2.08	262.53	243.81	350.00	-30.34
Total Line 96110 96120 96130	1,406.01	1,435.42	-29.41	12,918.78	12,654.09	17,225.00	-26.54
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	50.83	52.08	-1.25	468.72	457.47	625.00	-26.80
10-1-000-006-4510.025 PE & PO Insurance	7.14	8.33	-1.19	74.97	64.26	100.00	-35.74
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	543.69	521.73	725.00	-28.04
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,463.98</b>	<b>1,495.83</b>	<b>-31.85</b>	<b>13,462.47</b>	<b>13,175.82</b>	<b>17,950.00</b>	<b>-26.60</b>

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

	<b>Monthly Amt</b>	<b>Monthly Budget</b>	<b>Variance</b>	<b>YTD Budget</b>	<b>Current YTD</b>	<b>Budget</b>	<b>Variance %</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,114.26	1,144.42	-30.16	10,299.78	11,986.59	13,733.00	-12.72
Total Line 96300	1,114.26	1,144.42	-30.16	10,299.78	11,986.59	13,733.00	-12.72
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	439.56	0.00	439.56	0.00	1,009.62	0.00	
Total Line 96400	439.56	0.00	439.56	0.00	1,009.62	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	
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,553.82</b>	<b>1,144.42</b>	<b>409.40</b>	<b>10,299.78</b>	<b>12,996.21</b>	<b>13,733.00</b>	<b>-5.37</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>23,924.93</b>	<b>28,829.00</b>	<b>-4,904.07</b>	<b>259,461.00</b>	<b>187,540.69</b>	<b>345,948.00</b>	<b>-45.79</b>
<b>97000 NET REVENUE/EXPENSE (-Gain/Loss)</b>	<b>-809.55</b>	<b>2,481.41</b>	<b>-3,290.96</b>	<b>22,332.69</b>	<b>-78,461.64</b>	<b>29,777.00</b>	<b>-363.50</b>
<b>MISCELLANEOUS EXPENSE</b>							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	78,750.00	39,915.00	105,000.00	-61.99
Total Line 97400	4,435.00	8,750.00	-4,315.00	78,750.00	39,915.00	105,000.00	-61.99
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
<b>90000 TOTAL MISCELLANEOUS EXPENSE</b>	<b>4,435.00</b>	<b>8,750.00</b>	<b>-4,315.00</b>	<b>78,750.00</b>	<b>39,915.00</b>	<b>105,000.00</b>	<b>-61.99</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>OTHER FINANCING SOURCES (USES)</b>							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>10100 TOTAL OTHER FINANCING SOURCES-USES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	3,625.45	11,231.41	-7,605.96	101,082.69	-38,546.64	134,777.00	-128.60



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	648.00	648.00	864.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-25,840.00	-28,220.00	2,380.00	-253,980.00	-227,645.00	-338,640.00	-32.78
60-1-000-000-5125.000 PHA Rent	-9,835.00	-7,500.00	-2,335.00	-67,500.00	-90,095.00	-90,000.00	0.11
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	-49.00	0.00	-49.00	0.00	233.00	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	-35,724.00	-35,720.00	-4.00	-321,480.00	-317,507.00	-428,640.00	-25.93
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-455.50	-660.00	204.50	-5,940.00	-5,608.75	-7,920.00	-29.18
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	-1,175.00	-600.00	-575.00	-5,400.00	-5,299.98	-7,200.00	-26.39
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	-19.00	-80.00	61.00	-720.00	-459.00	-960.00	-52.19
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-363.78	-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	-1,649.50	-1,380.42	-269.08	-12,423.78	-11,427.73	-16,565.00	-31.01
<b>70500 TOTAL TENANT REVENUE</b>	<b>-37,373.50</b>	<b>-37,100.42</b>	<b>-273.08</b>	<b>-333,903.78</b>	<b>-328,934.73</b>	<b>-445,205.00</b>	<b>-26.12</b>
70600 HUD PHA Operating Grants							
60-1-000-000-5126.000 HAP - Brentwood S8	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	0.00	0.00	0.00	0.00	0.00	0.00	
70800 Other Government Grants							
60-1-000-000-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-000-5410.000 Interest Income	-581.51	-120.00	-461.51	-1,080.00	-2,353.97	-1,440.00	63.47
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.57	0.00	-0.57	0.00	-2.73	0.00	
Total Line 71100	-582.08	-120.00	-462.08	-1,080.00	-2,356.70	-1,440.00	63.66
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	-113.00	-8.33	-104.67	-74.97	-492.44	-100.00	392.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-749.97	0.00	-1,000.00	-100.00
Total Line 71500	-113.00	-91.66	-21.34	-824.94	-492.44	-1,100.00	-55.23
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
<b>70000 TOTAL REVENUE</b>	<b>-38,068.58</b>	<b>-37,312.08</b>	<b>-756.50</b>	<b>-335,808.72</b>	<b>-331,783.87</b>	<b>-447,745.00</b>	<b>-25.90</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	2,025.00	1,345.83	679.17	12,112.47	13,020.00	16,150.00	-19.38
60-1-000-000-6330.000 Manager Salaries	3,749.64	2,804.17	945.47	25,237.53	26,274.69	33,650.00	-21.92
Total Line 91100	5,774.64	4,150.00	1,624.64	37,350.00	39,294.69	49,800.00	-21.10
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	900.00	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	33,696.00	33,592.00	44,928.00	-25.23
Total Line 91300	3,744.00	3,744.00	0.00	33,696.00	33,592.00	44,928.00	-25.23
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	4,860.00	4,845.00	6,480.00	-25.23
Total Line 91310	540.00	540.00	0.00	4,860.00	4,845.00	6,480.00	-25.23
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	6.83	33.33	-26.50	299.97	74.24	400.00	-81.44
Total Line 91400	6.83	33.33	-26.50	299.97	74.24	400.00	-81.44
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	481.04	333.33	147.71	2,999.97	3,198.29	4,000.00	-20.04
60-1-000-000-6330.500 Manager's Benefits	1,204.97	845.83	359.14	7,612.47	8,936.33	10,150.00	-11.96
Total Line 91500	1,686.01	1,179.16	506.85	10,612.44	12,134.62	14,150.00	-14.24
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	176.00	-176.00	1,584.00	780.47	2,112.00	-63.05
60-1-000-000-6311.000 Office Exp - BW	209.93	165.00	44.93	1,485.00	769.69	1,980.00	-61.13
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	2,254.50	2,187.00	3,006.00	-27.25
60-1-000-000-6311.100 Phone/Internet Exp	95.65	125.00	-29.35	1,125.00	786.91	1,500.00	-47.54
60-1-000-000-6311.150 IT Support	47.13	136.00	-88.87	1,224.00	2,443.08	1,632.00	49.70
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	150.03	148.77	200.00	-25.62
Total Line 91600	595.71	869.17	-273.46	7,822.53	7,115.92	10,430.00	-31.77
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	900.00	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	116.27	110.00	6.27	990.00	773.47	1,320.00	-41.40
Total Line 91800	116.27	210.00	-93.73	1,890.00	991.69	2,520.00	-60.65
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	4,320.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.14	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,500.03	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	11,999.97	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	55.26	18.00	37.26	162.00	255.47	216.00	18.27
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	900.00	157.67	1,200.00	-86.86
Total Line 91900	775.26	1,618.00	-842.74	14,562.00	4,738.28	19,416.00	-75.60
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>13,238.72</b>	<b>12,443.66</b>	<b>795.06</b>	<b>111,992.94</b>	<b>102,786.44</b>	<b>149,324.00</b>	<b>-31.17</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**December, 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	528.39	425.00	103.39	3,825.00	3,699.43	5,100.00	-27.46
60-1-000-000-6451.000 Utilities - Water	808.94	1,000.00	-191.06	9,000.00	7,223.47	12,000.00	-39.80
60-1-000-000-6452.000 Utilities - Gas	122.10	180.00	-57.90	1,620.00	704.15	2,160.00	-67.40
60-1-000-000-6453.000 Utilities - Sewer	1,837.51	1,800.00	37.51	16,200.00	15,717.88	21,600.00	-27.23
Total Line 93100, 93200, 93300, 93600	3,296.94	3,405.00	-108.06	30,645.00	27,344.93	40,860.00	-33.08
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>3,296.94</b>	<b>3,405.00</b>	<b>-108.06</b>	<b>30,645.00</b>	<b>27,344.93</b>	<b>40,860.00</b>	<b>-33.08</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	5,665.20	5,070.83	594.37	45,637.47	35,478.42	60,850.00	-41.70
60-1-000-000-6510.100 OT Maintenance	126.00	85.00	41.00	765.00	783.87	1,020.00	-23.15
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	748.00	0.00	
Total Line 94100	5,791.20	5,155.83	635.37	46,402.47	37,010.29	61,870.00	-40.18
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	731.33	150.00	581.33	1,350.00	1,605.94	1,800.00	-10.78
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	524.97	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	250.00	-250.00	2,250.00	294.49	3,000.00	-90.18
60-1-000-000-6515.070 Electrical Supplies	204.06	135.00	69.06	1,215.00	1,188.31	1,620.00	-26.65
60-1-000-000-6515.080 Plumbing Supplies	498.95	400.00	98.95	3,600.00	1,992.31	4,800.00	-58.49
60-1-000-000-6515.090 Extermination Supplies	0.00	0.00	0.00	0.00	56.61	0.00	
60-1-000-000-6515.100 Janitorial Supplies	21.14	175.00	-153.86	1,575.00	741.85	2,100.00	-64.67
60-1-000-000-6515.110 Routine Maint. Supplies	700.48	670.00	30.48	6,030.00	2,876.86	8,040.00	-64.22
60-1-000-000-6515.114 Painting Supplies - BW	663.75	140.00	523.75	1,260.00	1,251.81	1,680.00	-25.49
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	1,649.97	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	900.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	62.68	62.50	0.18	562.50	220.95	750.00	-70.54
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	2,882.39	2,324.16	558.23	20,917.44	13,079.13	27,890.00	-53.10
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,497.00	1,150.00	347.00	10,350.00	10,903.10	13,800.00	-20.99
60-1-000-000-6520.020 Heat/Cool Contract	0.00	250.00	-250.00	2,250.00	0.00	3,000.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	1,350.00	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	2,250.00	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	585.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	3,750.03	947.00	5,000.00	-81.06
60-1-000-000-6520.090 Extermination Contract	1,325.00	383.33	941.67	3,449.97	5,601.00	4,600.00	21.76
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	843.75	675.00	1,125.00	-40.00
60-1-000-000-6520.110 Routine Maint. Contract	220.00	216.67	3.33	1,950.03	4,326.11	2,600.00	66.39
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	2,775.00	875.00	1,900.00	7,875.00	7,675.00	10,500.00	-26.90
60-1-000-000-6520.120 Misc. Other Contracts	0.00	6,716.67	-6,716.67	60,450.03	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	5,817.00	10,567.09	-4,750.09	95,103.81	81,691.79	126,805.00	-35.58
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	2,019.24	1,783.33	235.91	16,049.97	14,776.32	21,400.00	-30.95
Total Line 94500	2,019.24	1,783.33	235.91	16,049.97	14,776.32	21,400.00	-30.95
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>16,509.83</b>	<b>19,830.41</b>	<b>-3,320.58</b>	<b>178,473.69</b>	<b>146,557.53</b>	<b>237,965.00</b>	<b>-38.41</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							

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**Knox County Housing Authority**  
**FDS Income Statement - Brentwood**  
**December, 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	720.00	720.00	0.00	6,480.00	6,588.00	8,640.00	-23.75
60-1-000-000-6580.100 ADT Contract	105.99	99.00	6.99	891.00	716.50	1,188.00	-39.69
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	375.03	540.55	500.00	8.11
Total Line 95200	825.99	860.67	-34.68	7,746.03	7,845.05	10,328.00	-24.04
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>825.99</b>	<b>860.67</b>	<b>-34.68</b>	<b>7,746.03</b>	<b>7,845.05</b>	<b>10,328.00</b>	<b>-24.04</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,241.21	1,264.50	-23.29	11,380.50	11,170.89	15,174.00	-26.38
Total Line 96110	1,241.21	1,264.50	-23.29	11,380.50	11,170.89	15,174.00	-26.38
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	175.11	178.50	-3.39	1,606.50	1,575.99	2,142.00	-26.42
Total Line 96120	175.11	178.50	-3.39	1,606.50	1,575.99	2,142.00	-26.42
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,616.75	2,568.24	3,489.00	-26.39
Total Line 96130	285.36	290.75	-5.39	2,616.75	2,568.24	3,489.00	-26.39
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	71.40	72.75	-1.35	654.75	642.60	873.00	-26.39
60-1-000-000-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	811.53	796.68	1,082.00	-26.37
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	1,466.28	1,439.28	1,955.00	-26.38
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,861.60</b>	<b>1,896.67</b>	<b>-35.07</b>	<b>17,070.03</b>	<b>16,754.40</b>	<b>22,760.00</b>	<b>-26.39</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	375.03	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	375.03	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,621.35	2,036.08	-414.73	18,324.72	14,508.10	24,433.00	-40.62
Total Line 96300	1,621.35	2,036.08	-414.73	18,324.72	14,508.10	24,433.00	-40.62
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	184.50	100.42	84.08	903.78	1,936.75	1,205.00	60.73
Total Line 96400	184.50	100.42	84.08	903.78	1,936.75	1,205.00	60.73
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,805.85</b>	<b>2,178.17</b>	<b>-372.32</b>	<b>19,603.53</b>	<b>16,444.85</b>	<b>26,138.00</b>	<b>-37.08</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,387.21	1,500.00	-112.79	13,500.00	13,198.81	18,000.00	-26.67
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,387.21	1,500.00	-112.79	13,500.00	13,198.81	18,000.00	-26.67
<b>96700 TOTAL INTEREST EXP &amp; AMORT</b>	<b>1,387.21</b>	<b>1,500.00</b>	<b>-112.79</b>	<b>13,500.00</b>	<b>13,198.81</b>	<b>18,000.00</b>	<b>-26.67</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>38,926.14</b>	<b>42,114.58</b>	<b>-3,188.44</b>	<b>379,031.22</b>	<b>330,932.01</b>	<b>505,375.00</b>	<b>-34.52</b>
<b>97000 NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>857.56</b>	<b>4,802.50</b>	<b>-3,944.94</b>	<b>43,222.50</b>	<b>-851.86</b>	<b>57,630.00</b>	<b>-101.48</b>
<b>MISCELLANEOUS EXPENSE</b>							



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	648.00	585.00	864.00	0.00
<b>REVENUE</b>							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,063.00	-23,635.00	1,572.00	-212,715.00	-193,468.00	-283,620.00	-31.79
60-1-000-001-5125.000 PHA Rent	-3,088.00	-2,500.00	-588.00	-22,500.00	-30,769.00	-30,000.00	2.56
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	-297.00	0.00	-297.00	0.00	-1,669.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,689.00	-1,083.33	-605.67	-9,749.97	-13,508.00	-13,000.00	3.91
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	-27,137.00	-27,218.33	81.33	-244,964.97	-239,414.00	-326,620.00	-26.70
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	-1,760.50	-583.33	-1,177.17	-5,249.97	-5,536.50	-7,000.00	-20.91
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	-72.00	-167.00	95.00	-1,503.00	-665.00	-2,004.00	-66.82
60-1-000-001-5926.000 Violation Charges	-458.00	-40.42	-417.58	-363.78	-928.00	-485.00	91.34
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,290.50	-790.75	-1,499.75	-7,116.75	-7,169.50	-9,489.00	-24.44
<b>70500 TOTAL TENANT REVENUE</b>	<b>-29,427.50</b>	<b>-28,009.08</b>	<b>-1,418.42</b>	<b>-252,081.72</b>	<b>-246,583.50</b>	<b>-336,109.00</b>	<b>-26.64</b>
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,633.00	-4,000.00	-633.00	-36,000.00	-42,439.00	-48,000.00	-11.59
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,633.00	-4,000.00	-633.00	-36,000.00	-42,439.00	-48,000.00	-11.59
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	-0.46	0.00	-0.46	0.00	-2.23	0.00	
Total Line 71100	-0.46	0.00	-0.46	0.00	-2.23	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	-2,263.50	-2,187.00	-3,018.00	-27.53
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	-2,263.50	-2,187.00	-3,018.00	-27.53
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-537.28	-19.58	-517.70	-176.22	-1,049.74	-235.00	346.70
60-1-000-001-5450.000 Residual Res Int Inc	-1.37	-4.50	3.13	-40.50	-4.10	-54.00	-92.41
Total Line 72000	-538.65	-24.08	-514.57	-216.72	-1,053.84	-289.00	264.65
<b>70000 TOTAL REVENUE</b>	<b>-34,842.61</b>	<b>-32,284.66</b>	<b>-2,557.95</b>	<b>-290,561.94</b>	<b>-292,265.57</b>	<b>-387,416.00</b>	<b>-24.56</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	2,025.00	1,345.83	679.17	12,112.47	13,020.00	16,150.00	-19.38
60-1-000-001-6330.000 Manager's Salaries	3,749.61	2,804.17	945.44	25,237.53	26,274.48	33,650.00	-21.92
Total Line 91100	5,774.61	4,150.00	1,624.61	37,350.00	39,294.48	49,800.00	-21.10
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	30,420.00	30,056.00	40,560.00	-25.90
Total Line 91300	3,380.00	3,380.00	0.00	30,420.00	30,056.00	40,560.00	-25.90
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	4,392.00	4,335.00	5,856.00	-25.97
Total Line 91310	487.50	488.00	-0.50	4,392.00	4,335.00	5,856.00	-25.97
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	6.82	33.33	-26.51	299.97	74.16	400.00	-81.46
Total Line 91400	6.82	33.33	-26.51	299.97	74.16	400.00	-81.46
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	481.07	333.33	147.74	2,999.97	3,198.46	4,000.00	-20.04
60-1-000-001-6330.500 Manager's Benefits	1,204.97	845.83	359.14	7,612.47	8,936.32	10,150.00	-11.96
Total Line 91500	1,686.04	1,179.16	506.88	10,612.44	12,134.78	14,150.00	-14.24
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	20.00	100.00	-80.00	900.00	873.23	1,200.00	-27.23
60-1-000-001-6311.000 Office Exp - PL	209.91	160.00	49.91	1,440.00	803.03	1,920.00	-58.18
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	95.64	125.00	-29.36	1,125.00	786.79	1,500.00	-47.55
60-1-000-001-6311.150 IT Support	47.12	136.00	-88.88	1,224.00	2,417.29	1,632.00	48.12
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	372.67	521.00	-148.33	4,689.00	5,029.11	6,252.00	-19.56
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	900.00	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	124.99	110.00	14.99	990.00	806.06	1,320.00	-38.93
Total Line 91800	124.99	210.00	-85.01	1,890.00	1,024.27	2,520.00	-59.35
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	3,900.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	5.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,500.03	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	900.00	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	40.28	10.00	30.28	90.00	184.85	120.00	54.04
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	900.00	309.72	1,200.00	-74.19
Total Line 91900	690.28	376.67	313.61	3,390.03	4,399.70	4,520.00	-2.66
<b>91000 TOTAL OPERATING EXPENSE - Admin</b>	<b>12,522.91</b>	<b>10,438.16</b>	<b>2,084.75</b>	<b>93,943.44</b>	<b>96,347.50</b>	<b>125,258.00</b>	<b>-23.08</b>
<b>UTILITIES</b>							

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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**December, 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	553.06	380.00	173.06	3,420.00	2,748.38	4,560.00	-39.73
60-1-000-001-6451.000 Utilities Water	1,451.01	900.00	551.01	8,100.00	9,732.08	10,800.00	-9.89
60-1-000-001-6452.000 Utilities Gas	160.49	160.00	0.49	1,440.00	928.29	1,920.00	-51.65
60-1-000-001-6453.000 Utilities Sewer	2,971.32	1,790.00	1,181.32	16,110.00	20,628.96	21,480.00	-3.96
Total Line 93100, 93200, 93300, 93600	5,135.88	3,230.00	1,905.88	29,070.00	34,037.71	38,760.00	-12.18
<b>93000 TOTAL UTILITIES EXPENSES</b>	<b>5,135.88</b>	<b>3,230.00</b>	<b>1,905.88</b>	<b>29,070.00</b>	<b>34,037.71</b>	<b>38,760.00</b>	<b>-12.18</b>
<b>MAINTENANCE &amp; OPERATIONS EXPENSE</b>							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	5,665.20	5,070.83	594.37	45,637.47	36,486.48	60,850.00	-40.04
60-1-000-001-6510.100 OT Maintenance	126.00	85.00	41.00	765.00	783.88	1,020.00	-23.15
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	5,791.20	5,155.83	635.37	46,402.47	37,270.36	61,870.00	-39.76
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	284.76	185.00	99.76	1,665.00	1,026.72	2,220.00	-53.75
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	524.97	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	266.67	-266.67	2,400.03	833.55	3,200.00	-73.95
60-1-000-001-6515.070 Electrical Supplies	36.35	100.00	-63.65	900.00	544.06	1,200.00	-54.66
60-1-000-001-6515.080 Plumbing Supplies	121.07	340.00	-218.93	3,060.00	3,958.09	4,080.00	-2.99
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	225.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	720.00	187.15	960.00	-80.51
60-1-000-001-6515.110 Routine Maint. Supplies	1,060.84	666.67	394.17	6,000.03	4,810.13	8,000.00	-39.87
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,665.00	866.25	2,220.00	-60.98
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,649.97	1,099.00	2,200.00	-50.05
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	1,199.97	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	749.97	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	1,503.02	2,306.66	-803.64	20,759.94	16,540.55	27,680.00	-40.24
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	655.00	710.00	-55.00	6,390.00	6,132.48	8,520.00	-28.02
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	450.00	1,730.44	600.00	188.41
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	1,125.00	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	12,075.03	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	150.03	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	4,950.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	2,549.97	1,071.00	3,400.00	-68.50
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	113.40	55.00	58.40	495.00	411.27	660.00	-37.69
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	9,299.97	9,345.00	12,400.00	-24.64
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	11,999.97	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	768.40	5,498.33	-4,729.93	49,484.97	19,230.19	65,980.00	-70.85
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	2,019.27	1,783.33	235.94	16,049.97	14,776.53	21,400.00	-30.95
Total Line 94500	2,019.27	1,783.33	235.94	16,049.97	14,776.53	21,400.00	-30.95
<b>94000 TOTAL MAINTENANCE EXPENSES</b>	<b>10,081.89</b>	<b>14,744.15</b>	<b>-4,662.26</b>	<b>132,697.35</b>	<b>87,817.63</b>	<b>176,930.00</b>	<b>-50.37</b>
<b>TOTAL PROTECTIVE SERVICES EXPENSE</b>							
95100 Protective Services - Labor							



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**Knox County Housing Authority**  
**FDS Income Statement - Prairieland**  
**December, 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	685.99	650.00	35.99	5,850.00	5,993.93	7,800.00	-23.15
60-1-000-001-6580.100 ADT Contract	105.97	99.00	6.97	891.00	791.25	1,188.00	-33.40
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	90.00	91.60	120.00	-23.67
Total Line 95200	791.96	759.00	32.96	6,831.00	6,876.78	9,108.00	-24.50
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
<b>95000 TOTAL PROTECTIVE SERVICES EXP</b>	<b>791.96</b>	<b>759.00</b>	<b>32.96</b>	<b>6,831.00</b>	<b>6,876.78</b>	<b>9,108.00</b>	<b>-24.50</b>
<b>INSURANCE PREMIUMS EXPENSE</b>							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,250.68	1,274.17	-23.49	11,467.53	11,256.12	15,290.00	-26.38
Total LIne 96110	1,250.68	1,274.17	-23.49	11,467.53	11,256.12	15,290.00	-26.38
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	158.30	161.25	-2.95	1,451.25	1,424.70	1,935.00	-26.37
Total Line 96120	158.30	161.25	-2.95	1,451.25	1,424.70	1,935.00	-26.37
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	285.36	290.75	-5.39	2,616.75	2,568.24	3,489.00	-26.39
Total Line 96130	285.36	290.75	-5.39	2,616.75	2,568.24	3,489.00	-26.39
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	64.54	65.75	-1.21	591.75	580.86	789.00	-26.38
60-1-000-001-6721.500 PE & PO Insuranace	88.52	90.17	-1.65	811.53	796.68	1,082.00	-26.37
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	1,403.28	1,377.54	1,871.00	-26.37
<b>96100 TOTAL INSURANCE PREMIUMS EXP</b>	<b>1,847.40</b>	<b>1,882.09</b>	<b>-34.69</b>	<b>16,938.81</b>	<b>16,626.60</b>	<b>22,585.00</b>	<b>-26.38</b>
<b>GENERAL EXPENSES</b>							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	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	1,259.40	1,238.92	20.48	11,150.28	11,824.71	14,867.00	-20.46
Total Line 96300	1,259.40	1,238.92	20.48	11,150.28	11,824.71	14,867.00	-20.46
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	731.25	266.67	464.58	2,400.03	451.75	3,200.00	-85.88
Total Line 96400	731.25	266.67	464.58	2,400.03	451.75	3,200.00	-85.88
<b>96000 TOTAL OTHER GENERAL EXPENSES</b>	<b>1,990.65</b>	<b>1,505.59</b>	<b>485.06</b>	<b>13,550.31</b>	<b>12,276.46</b>	<b>18,067.00</b>	<b>-32.05</b>
<b>INTEREST &amp; AMORTIZATION EXPENSE</b>							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,387.21	1,500.00	-112.79	13,500.00	13,198.77	18,000.00	-26.67
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,387.21	1,500.00	-112.79	13,500.00	13,198.77	18,000.00	-26.67
<b>96700 TOTAL INTEREST EXP &amp; AMORT</b>	<b>1,387.21</b>	<b>1,500.00</b>	<b>-112.79</b>	<b>13,500.00</b>	<b>13,198.77</b>	<b>18,000.00</b>	<b>-26.67</b>
<b>96900 TOTAL OPERATING EXPENSE</b>	<b>33,757.90</b>	<b>34,058.99</b>	<b>-301.09</b>	<b>306,530.91</b>	<b>267,181.45</b>	<b>408,708.00</b>	<b>-34.63</b>
<b>97000 NET REVENUE/EXPENSE (GAIN/-LOSS)</b>	<b>-1,084.71</b>	<b>1,774.33</b>	<b>-2,859.04</b>	<b>15,968.97</b>	<b>-25,084.12</b>	<b>21,292.00</b>	<b>-217.81</b>
<b>MISCELLANEOUS EXPENSE</b>							



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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,520.00	2,520.00	3,360.00	0.00
<b>ADMIN REVENUE</b>							
<b>ADMIN OPERATING INCOME</b>							
<b>Admin Fee Subsidy</b>							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,407.00	-12,766.00	-1,641.00	-114,894.00	-138,802.00	-153,192.00	-9.39
Total Admin Fee Subsidy	-14,407.00	-12,766.00	-1,641.00	-114,894.00	-138,802.00	-153,192.00	-9.39
<b>Interest Income</b>							
30-1-000-000-3300.000 Int Reserve	-6.44	-5.25	-1.19	-47.25	-38.85	-63.00	-38.33
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-6.44	-5.25	-1.19	-47.25	-38.85	-63.00	-38.33
<b>Other Income</b>							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-487.53	-868.00	-650.00	33.54
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	-487.53	-868.00	-650.00	33.54
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>-14,413.44</b>	<b>-12,825.42</b>	<b>-1,588.02</b>	<b>-115,428.78</b>	<b>-139,708.85</b>	<b>-153,905.00</b>	<b>-9.22</b>
<b>ADMIN EXPENSES</b>							
<b>ADMIN OPERATING EXPENSE</b>							
<b>Admin Salaries</b>							
30-1-000-000-4110.000 Admin Salaries	12,981.70	8,666.67	4,315.03	78,000.03	78,175.57	104,000.00	-24.83
Total Admin Salaries	12,981.70	8,666.67	4,315.03	78,000.03	78,175.57	104,000.00	-24.83
<b>Audit Fee Expense</b>							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	1,687.50	0.00	2,250.00	-100.00
Total Audit Fee Expense	0.00	187.50	-187.50	1,687.50	0.00	2,250.00	-100.00
<b>Fee Expense</b>							
30-1-000-000-4120.100 Management Fees	2,472.00	2,460.00	12.00	22,140.00	22,764.00	29,520.00	-22.89
30-1-000-000-4120.300 Bookkeep. Fees	1,545.00	1,538.00	7.00	13,842.00	14,227.50	18,456.00	-22.91
Total Fees Expense	4,017.00	3,998.00	19.00	35,982.00	36,991.50	47,976.00	-22.90
<b>Benefit Contribution Expense</b>							
30-1-000-000-4110.500 Emp Benefit - Admin	4,811.07	4,183.33	627.74	37,649.97	35,619.80	50,200.00	-29.04
Total Benefit Contribution Exp	4,811.07	4,183.33	627.74	37,649.97	35,619.80	50,200.00	-29.04
<b>Office Expense</b>							
30-1-000-000-4180.000 Telephone	96.14	76.67	19.47	690.03	764.97	920.00	-16.85
30-1-000-000-4190.100 Postage	145.41	154.17	-8.76	1,387.53	1,374.33	1,850.00	-25.71
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	0.00	22.08	-22.08	198.72	274.82	265.00	3.71
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	277.47	180.00	370.00	-51.35
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	225.00	370.50	300.00	23.50
Total Office Expense	241.55	308.75	-67.20	2,778.75	2,964.62	3,705.00	-19.98
<b>Legal Expense</b>							

Date:  
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**Knox County Housing Authority**  
**FDS Income Statement - HCV (ADMIN & HAP)**  
**December, 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	
<b>Travel Expense</b>							
30-1-000-000-4150.000 Travel - Staff	0.00	125.00	-125.00	1,125.00	836.11	1,500.00	-44.26
Total Travel Expense	0.00	125.00	-125.00	1,125.00	836.11	1,500.00	-44.26
<b>Other Expense</b>							
30-1-000-000-4120.400 Fee for Service Fee	48.00	0.00	48.00	0.00	211.54	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	2,565.00	1,680.00	3,420.00	-50.88
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	1,125.00	340.00	1,500.00	-77.33
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	2,475.00	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	88.62	16.67	71.95	150.03	877.53	200.00	338.77
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	2,625.03	0.00	3,500.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	0.00	0.00	0.00	375.00	0.00	
30-1-000-000-4190.950 Background Verification	25.24	308.33	-283.09	2,774.97	4,924.23	3,700.00	33.09
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	2,907.00	2,520.00	3,876.00	-34.98
30-1-000-000-4480.100 ADT Contract	71.98	0.00	71.98	0.00	323.91	0.00	
Total Other Expense	793.84	1,624.67	-830.83	14,622.03	11,252.21	19,496.00	-42.28
<b>Maintenance Expense</b>							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	225.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	112.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	337.50	0.00	450.00	-100.00
<b>TOTAL ADMIN EXPENSE</b>	<b>22,845.16</b>	<b>19,131.42</b>	<b>3,713.74</b>	<b>172,182.78</b>	<b>165,839.81</b>	<b>229,577.00</b>	<b>-27.76</b>
<b>Insurance Premiums Expense</b>							
30-1-000-000-4510.025 PE & PO Insurance	53.16	54.17	-1.01	487.53	478.44	650.00	-26.39
30-1-000-000-4510.030 Work Comp Insurance	195.29	199.08	-3.79	1,791.72	1,757.61	2,389.00	-26.43
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	465.03	450.00	620.00	-27.42
Total Insurance Premium Expenses	298.45	304.92	-6.47	2,744.28	2,686.05	3,659.00	-26.59
<b>TOTAL INSURANCE EXPENSE</b>	<b>298.45</b>	<b>304.92</b>	<b>-6.47</b>	<b>2,744.28</b>	<b>2,686.05</b>	<b>3,659.00</b>	<b>-26.59</b>
<b>General Expense</b>							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	0.00	41.67	-41.67	375.03	-2,451.70	500.00	-590.34
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	2,549.97	2,370.51	3,400.00	-30.28
Total General Expense	267.73	325.00	-57.27	2,925.00	-81.19	3,900.00	-102.08
<b>TOTAL GENERAL EXPENSE</b>	<b>267.73</b>	<b>325.00</b>	<b>-57.27</b>	<b>2,925.00</b>	<b>-81.19</b>	<b>3,900.00</b>	<b>-102.08</b>
<b>TOTAL EXPENSES - ADMIN</b>	<b>23,411.34</b>	<b>19,761.34</b>	<b>3,650.00</b>	<b>177,852.06</b>	<b>168,444.67</b>	<b>237,136.00</b>	<b>-28.97</b>
<b>ADMIN (Profit)/Loss</b>	<b>8,997.90</b>	<b>6,935.92</b>	<b>2,061.98</b>	<b>62,423.28</b>	<b>28,735.82</b>	<b>83,231.00</b>	<b>-65.47</b>
<b>MISCELLANEOUS EXPENSE</b>							
<b>Depreciation Expense</b>							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	4,185.00	4,176.00	5,580.00	-25.16
Total Depreciation Expense	464.00	465.00	-1.00	4,185.00	4,176.00	5,580.00	-25.16
<b>TOTAL MISC EXPENSE</b>	<b>464.00</b>	<b>465.00</b>	<b>-1.00</b>	<b>4,185.00</b>	<b>4,176.00</b>	<b>5,580.00</b>	<b>-25.16</b>
TOTAL ADMIN EXPENSES w/ DEPR EXP	23,875.34	20,226.34	3,649.00	182,037.06	172,620.67	242,716.00	-28.88
ADMIN (Profit)/Loss w/ Depreciation	9,461.90	7,400.92	2,060.98	66,608.28	32,911.82	88,811.00	-62.94

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>HAP REVENUE</b>							
<b>HAP Income</b>							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-487.53	-867.00	-650.00	33.38
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	-87,515.00	-82,237.50	-5,277.50	-740,137.50	-768,218.00	-986,850.00	-22.15
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-87,515.00	-82,291.67	-5,223.33	-740,625.03	-769,085.00	-987,500.00	-22.12
<b>TOTAL HAP INCOME</b>	<b>-87,515.00</b>	<b>-82,291.67</b>	<b>-5,223.33</b>	<b>-740,625.03</b>	<b>-769,085.00</b>	<b>-987,500.00</b>	<b>-22.12</b>
<b>HAP EXPENSES</b>							
<b>HAP Expenses</b>							
30-1-000-000-4715.010 HAP Tenant Pmts	74,796.00	71,916.67	2,879.33	647,250.03	695,081.00	863,000.00	-19.46
30-1-000-000-4715.015 HAP Mid-month Pmt	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP Port In Pmts	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP Utility Pmts	2,768.00	3,333.33	-565.33	29,999.97	34,850.00	40,000.00	-12.88
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	6,439.00	7,000.00	-561.00	63,000.00	58,009.00	84,000.00	-30.94
Total HAP Expenses	84,003.00	82,250.00	1,753.00	740,250.00	787,940.00	987,000.00	-20.17
<b>TOTAL HAP EXPENSE</b>	<b>84,003.00</b>	<b>82,250.00</b>	<b>1,753.00</b>	<b>740,250.00</b>	<b>787,940.00</b>	<b>987,000.00</b>	<b>-20.17</b>
<b>General HAP Expenses</b>							
30-1-000-000-4570.200 Collection Loss HUD	0.00	41.67	-41.67	375.03	-283.70	500.00	-156.74
Total General HAP Expenses	0.00	41.67	-41.67	375.03	-283.70	500.00	-156.74
<b>TOTAL GENERAL HAP EXPENSES</b>	<b>0.00</b>	<b>41.67</b>	<b>-41.67</b>	<b>375.03</b>	<b>-283.70</b>	<b>500.00</b>	<b>-156.74</b>
<b>Prior Year Adj - HAP</b>							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL HAP EXPENSES</b>	<b>84,003.00</b>	<b>82,291.67</b>	<b>1,711.33</b>	<b>740,625.03</b>	<b>787,656.30</b>	<b>987,500.00</b>	<b>-20.24</b>
<b>Remaining HAP (to)/from Reserve</b>	<b>-3,512.00</b>	<b>0.00</b>	<b>-3,512.00</b>	<b>0.00</b>	<b>18,571.30</b>	<b>0.00</b>	

Date:  
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**Knox County Housing Authority**  
**INCOME STATEMENT - EHV (HAP & ADMIN)**  
**December, 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	135.00	0.00	0.00
<b>EHV - HAP INCOME STATEMENT</b>							
<b><u>EHV - HAP INCOME</u></b>							
<b>HAP Income</b>							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-5,439.00	-5,395.83	-43.17	-48,562.47	-49,993.00	-64,750.00	-22.79
Total HAP Income	-5,439.00	-5,395.83	-43.17	-48,562.47	-49,993.00	-64,750.00	-22.79
<b>TOTAL HAP INCOME</b>	<b>-5,439.00</b>	<b>-5,395.83</b>	<b>-43.17</b>	<b>-48,562.47</b>	<b>-49,993.00</b>	<b>-64,750.00</b>	<b>-22.79</b>
<b><u>EHV - HAP EXPENSE</u></b>							
<b>HAP Expenses</b>							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,773.00	5,320.83	1,452.17	47,887.47	59,948.00	63,850.00	-6.11
30-1-000-001-4715.040 EHV HAP Utility Pmts	661.00	75.00	586.00	675.00	4,598.00	900.00	410.89
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	7,434.00	5,395.83	2,038.17	48,562.47	64,546.00	64,750.00	-0.32
<b>TOTAL HAP EXPENSE</b>	<b>7,434.00</b>	<b>5,395.83</b>	<b>2,038.17</b>	<b>48,562.47</b>	<b>64,546.00</b>	<b>64,750.00</b>	<b>-0.32</b>
<b>EHV HAP (to)/from Reserve</b>	<b>1,995.00</b>	<b>0.00</b>	<b>1,995.00</b>	<b>0.00</b>	<b>14,553.00</b>	<b>0.00</b>	
<b>EHV - ADMIN INCOME STATEMENT</b>							
<b>ADMIN INCOME - EHV</b>							
<b><u>EHV - ADMIN INCOME</u></b>							
<b>Admin Fee Subsidy</b>							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-799.00	-775.00	-24.00	-6,975.00	-7,526.00	-9,300.00	-19.08
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	-10,500.03	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-375.03	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	-300.00	-41.67	-258.33	-375.03	-300.00	-500.00	-40.00
Total Admin Fee Subsidy	-1,099.00	-2,025.01	926.01	-18,225.09	-7,826.00	-24,300.00	-67.79
<b>Interest Income</b>							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Other Income</b>							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EHV ADMIN INCOME</b>	<b>-1,099.00</b>	<b>-2,025.01</b>	<b>926.01</b>	<b>-18,225.09</b>	<b>-7,826.00</b>	<b>-24,300.00</b>	<b>-67.79</b>

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<b>ADMIN EXPENSES - EHV</b>							
<b><u>PRELIMINARY FEE EXPENSES</u></b>							
<b>Preliminary Fee Expenses</b>							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	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	
<b>TOTAL PRELIMINARY FEE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>PLACEMENT/ISSUANCE EXPENSES</u></b>							
<b>Admin Placement/Issuance Fee Exp</b>							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL PLACEMENT/ISSUANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b><u>ONGOING ADMINISTRATIVE EXPENSES</u></b>							
<b>Ongoing Admin Expenses</b>							
30-1-000-001-4110.000 EHV Salary Exp	126.80	291.67	-164.87	2,625.03	1,356.76	3,500.00	-61.24
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	1,874.97	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	73.05	261.67	-188.62	2,355.03	781.64	3,140.00	-75.11
30-1-000-001-4120.100 EHV Management Fee	156.00	180.00	-24.00	1,620.00	1,368.00	2,160.00	-36.67
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	112.50	-15.00	1,012.50	855.00	1,350.00	-36.67
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	900.00	660.00	1,200.00	-45.00
Total Ongoing Admin Expenses	513.35	1,154.17	-640.82	10,387.53	5,021.40	13,850.00	-63.74
<b>TOTAL ONGOING ADMIN EXPENSES</b>	<b>513.35</b>	<b>1,154.17</b>	<b>-640.82</b>	<b>10,387.53</b>	<b>5,021.40</b>	<b>13,850.00</b>	<b>-63.74</b>
<b><u>SERVICE FEE EXPENSES</u></b>							
<b>Housing Search Assistance Exps</b>							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
<b>Security/Utility/Holding Deposits</b>							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	1,874.97	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	1,874.97	0.00	2,500.00	-100.00
<b>Owner Incentive Expense</b>							
30-1-000-001-4130.320 EHV Owner Incentive	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
Exp							
Total Owner Incentive Expenses	0.00	100.00	-100.00	900.00	0.00	1,200.00	-100.00
<b>Other Eligible Expenses</b>							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	5,062.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	5,062.50	0.00	6,750.00	-100.00
<b>TOTAL SERVICE FEE EXPENSES</b>	<b>0.00</b>	<b>870.83</b>	<b>-870.83</b>	<b>7,837.47</b>	<b>0.00</b>	<b>10,450.00</b>	<b>-100.00</b>
<b>TOTAL EHV ADMIN EXPENSES</b>	<b>513.35</b>	<b>2,025.00</b>	<b>-1,511.65</b>	<b>18,225.00</b>	<b>5,021.40</b>	<b>24,300.00</b>	<b>-79.34</b>
<b>EHV ADMINI (Profit)/Loss</b>	<b>-585.65</b>	<b>-0.01</b>	<b>-585.64</b>	<b>-0.09</b>	<b>-2,804.60</b>	<b>0.00</b>	

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

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	118,871.39	137,945.91	-19,074.52	1,238,664.60	1,655,351.00	-25.17
<b>TOTAL OPERATING INCOME</b>	<b>118,871.39</b>	<b>137,945.91</b>	<b>-19,074.52</b>	<b>1,238,664.60</b>	<b>1,655,351.00</b>	<b>-25.17</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	99,715.03	63,700.00	36,015.03	592,928.89	764,400.00	-22.43
Total Tenant Service Expenses	273.50	0.00	273.50	273.50	0.00	
Total Utility Expenses	674.31	615.00	59.31	3,354.73	7,380.00	-54.54
Total Maintenance Expenses	90,241.35	61,164.16	29,077.19	588,418.05	733,970.00	-19.83
Total Protective Expenses	8,863.27	6,616.67	2,246.60	62,255.84	79,400.00	-21.59
General Expenses	3,232.65	3,724.17	-491.52	29,093.85	44,690.00	-34.90
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>203,000.11</b>	<b>135,820.00</b>	<b>67,180.11</b>	<b>1,276,324.86</b>	<b>1,629,840.00</b>	<b>-21.69</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	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	
<b>TOTAL OPERATING EXPENSES</b>	<b>203,000.11</b>	<b>135,820.00</b>	<b>67,180.11</b>	<b>1,276,324.86</b>	<b>1,629,840.00</b>	<b>-21.69</b>
<b>NET REVENUE/-EXPENSE PROFIT/-LOSS</b>	<b>-84,128.72</b>	<b>2,125.91</b>	<b>-86,254.63</b>	<b>-37,660.26</b>	<b>25,511.00</b>	<b>-247.62</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	760.50	765.00	-4.50	6,844.50	9,180.00	-25.44
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-84,889.22</b>	<b>1,360.91</b>	<b>-86,250.13</b>	<b>-44,504.76</b>	<b>16,331.00</b>	<b>-372.52</b>



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

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	82,726.11	92,870.83	-10,144.72	904,130.80	1,114,450.00	-18.87
<b>TOTAL OPERATING INCOME</b>	<b>82,726.11</b>	<b>92,870.83</b>	<b>-10,144.72</b>	<b>904,130.80</b>	<b>1,114,450.00</b>	<b>-18.87</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	34,009.49	29,024.68	4,984.81	274,801.84	348,296.00	-21.10
Total Tenant Service Expenses	0.00	400.00	-400.00	416.95	4,800.00	-91.31
Total Utility Expenses	14,192.90	11,750.00	2,442.90	82,483.55	141,000.00	-41.50
Total Maintenance Expenses	40,516.36	35,089.53	5,426.83	287,223.79	421,074.00	-31.79
Total Protective Service Expenses	2,708.03	3,515.84	-807.81	24,545.16	42,190.00	-41.82
General Expenses	7,541.09	8,184.16	-643.07	78,861.91	98,210.00	-19.70
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>98,967.87</b>	<b>87,964.21</b>	<b>11,003.66</b>	<b>748,333.20</b>	<b>1,055,570.00</b>	<b>-29.11</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	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	
<b>TOTAL OPERATING EXPENSES</b>	<b>98,967.87</b>	<b>87,964.21</b>	<b>11,003.66</b>	<b>748,333.20</b>	<b>1,055,570.00</b>	<b>-29.11</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>	<b>-16,241.76</b>	<b>4,906.62</b>	<b>-21,148.38</b>	<b>155,797.60</b>	<b>58,880.00</b>	<b>164.60</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	97,641.00	165,000.00	-40.82
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-27,090.76</b>	<b>-8,843.38</b>	<b>-18,247.38</b>	<b>58,156.60</b>	<b>-106,120.00</b>	<b>-154.80</b>

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

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	105,940.79	109,193.67	-3,252.88	1,056,863.75	1,310,324.00	-19.34
<b>TOTAL OPERATING INCOME</b>	<b>105,940.79</b>	<b>109,193.67</b>	<b>-3,252.88</b>	<b>1,056,863.75</b>	<b>1,310,324.00</b>	<b>-19.34</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	37,115.81	36,060.27	1,055.54	295,858.19	432,723.00	-31.63
Total Tenant Service Expenses	0.00	91.67	-91.67	816.08	1,100.00	-25.81
Total Utility Expenses	3,039.18	2,945.82	93.36	18,190.71	35,350.00	-48.54
Total Maintenance Expenses	52,086.86	52,350.91	-264.05	602,072.14	628,211.00	-4.16
Total Protective Service Expenses	2,265.81	2,920.83	-655.02	32,764.53	35,050.00	-6.52
General Expenses	9,880.53	8,379.10	1,501.43	72,734.43	100,549.00	-27.66
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>104,388.19</b>	<b>102,748.60</b>	<b>1,639.59</b>	<b>1,022,436.08</b>	<b>1,232,983.00</b>	<b>-17.08</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	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	
<b>TOTAL OPERATING EXPENSES</b>	<b>104,388.19</b>	<b>102,748.60</b>	<b>1,639.59</b>	<b>1,022,436.08</b>	<b>1,232,983.00</b>	<b>-17.08</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>1,552.60</b>	<b>6,445.07</b>	<b>-4,892.47</b>	<b>34,427.67</b>	<b>77,341.00</b>	<b>-55.49</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	256,590.00	372,000.00	-31.02
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-26,957.40</b>	<b>-24,554.93</b>	<b>-2,402.47</b>	<b>-222,162.33</b>	<b>-294,659.00</b>	<b>-24.60</b>

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

<b>BLUEBELL - OPERATING STATEMENT</b>	<b>Current Period</b>	<b>Period Budget</b>	<b>Variance</b>	<b>Current Year</b>	<b>Year Budget</b>	<b>Variance Percent</b>
<b>OPERATING INCOME</b>						
Total Operating Income	24,734.48	26,347.59	-1,613.11	266,002.33	316,171.00	-15.87
<b>TOTAL OPERATING INCOME</b>	<b>24,734.48</b>	<b>26,347.59</b>	<b>-1,613.11</b>	<b>266,002.33</b>	<b>316,171.00</b>	<b>-15.87</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	8,075.32	8,685.09	-609.77	65,203.09	104,221.00	-37.44
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	3,392.36	2,850.00	542.36	16,586.07	34,200.00	-51.50
Total Maintenance Expenses	8,734.49	12,864.50	-4,130.01	70,640.32	154,374.00	-54.24
Total Protective Service Expenses	704.96	1,197.50	-492.54	8,939.18	14,370.00	-37.79
General Expenses	3,017.80	2,640.25	377.55	26,172.03	31,683.00	-17.39
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>23,924.93</b>	<b>28,829.00</b>	<b>-4,904.07</b>	<b>187,540.69</b>	<b>345,948.00</b>	<b>-45.79</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	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	
<b>TOTAL OPERATING EXPENSES</b>	<b>23,924.93</b>	<b>28,829.00</b>	<b>-4,904.07</b>	<b>187,540.69</b>	<b>345,948.00</b>	<b>-45.79</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>809.55</b>	<b>-2,481.41</b>	<b>3,290.96</b>	<b>78,461.64</b>	<b>-29,777.00</b>	<b>-363.50</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	39,915.00	105,000.00	-61.99
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-3,625.45</b>	<b>-11,231.41</b>	<b>7,605.96</b>	<b>38,546.64</b>	<b>-134,777.00</b>	<b>-128.60</b>

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

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>HCV - OPERATING STATEMENT</b>						
<b>ADMIN OPERATING INCOME</b>						
Total Admin Operating Income	14,413.44	12,825.42	1,588.02	139,708.85	153,905.00	-9.22
<b>TOTAL ADMIN OPERATING INCOME</b>	<b>14,413.44</b>	<b>12,825.42</b>	<b>1,588.02</b>	<b>139,708.85</b>	<b>153,905.00</b>	<b>-9.22</b>
<b>OPERATING EXPENSES</b>						
Total Admin Expenses	18,148.18	14,300.42	3,847.76	124,112.86	171,605.00	-27.68
Total Fees Expenses	4,345.00	4,470.50	-125.50	38,883.04	53,646.00	-27.52
Total General Expenses	918.16	990.42	-72.26	5,448.77	11,885.00	-54.15
<b>TOTAL OPERATING EXPENSES</b>	<b>23,411.34</b>	<b>19,761.34</b>	<b>3,650.00</b>	<b>168,444.67</b>	<b>237,136.00</b>	<b>-28.97</b>
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
<b>TOTAL EXPENSES</b>	<b>23,411.34</b>	<b>19,761.34</b>	<b>3,650.00</b>	<b>168,444.67</b>	<b>237,136.00</b>	<b>-28.97</b>
<b>NET REVENUE PROFIT/-LOSS</b>	<b>-8,997.90</b>	<b>-6,935.92</b>	<b>-2,061.98</b>	<b>-28,735.82</b>	<b>-83,231.00</b>	<b>-65.47</b>
Total Depreciation Expense	464.00	465.00	-1.00	4,176.00	5,580.00	-25.16
<b>NET REVENUE w/Deprecitation PROFIT/-LOSS</b>	<b>-9,461.90</b>	<b>-7,400.92</b>	<b>-2,060.98</b>	<b>-32,911.82</b>	<b>-88,811.00</b>	<b>-62.94</b>

**HAP - OPERATING STATEMENT**

<b>HAP INCOME</b>						
Total Income	87,515.00	82,291.67	5,223.33	769,085.00	987,500.00	-22.12
<b>TOTAL HAP INCOME</b>	<b>87,515.00</b>	<b>82,291.67</b>	<b>5,223.33</b>	<b>769,085.00</b>	<b>987,500.00</b>	<b>-22.12</b>
<b>HAP EXPENSES</b>						
Total HAP Expenses	84,003.00	82,250.00	1,753.00	787,940.00	987,000.00	-20.17
Total General HAP Expenses	0.00	41.67	-41.67	-283.70	500.00	-156.74
<b>TOTAL HAP EXPENSES</b>	<b>84,003.00</b>	<b>82,291.67</b>	<b>1,711.33</b>	<b>787,656.30</b>	<b>987,500.00</b>	<b>-20.24</b>
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
<b>REMAINING HAP from RESERVE +/-LOSS</b>	<b>3,512.00</b>	<b>0.00</b>	<b>3,512.00</b>	<b>-18,571.30</b>	<b>0.00</b>	

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

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	38,068.58	37,317.08	751.50	331,783.87	447,805.00	-25.91
<b>TOTAL OPERATING INCOME</b>	<b>38,068.58</b>	<b>37,317.08</b>	<b>751.50</b>	<b>331,783.87</b>	<b>447,805.00</b>	<b>-25.91</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	9,139.22	8,260.08	879.14	66,281.05	99,121.00	-33.13
Total Fee Expenses	4,284.00	4,284.00	0.00	38,442.14	51,408.00	-25.22
Total Utilities Expenses	3,296.94	3,405.00	-108.06	27,344.93	40,860.00	-33.08
Total Maintenance Expenses	17,335.82	20,691.08	-3,355.26	154,402.58	248,293.00	-37.81
Total Taxes & Insurance Expense	3,482.95	3,974.42	-491.47	31,262.50	47,693.00	-34.45
Total Financial Expenses	1,387.21	1,500.00	-112.79	13,198.81	18,000.00	-26.67
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>38,926.14</b>	<b>42,114.58</b>	<b>-3,188.44</b>	<b>330,932.01</b>	<b>505,375.00</b>	<b>-34.52</b>
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>38,926.14</b>	<b>42,114.58</b>	<b>-3,188.44</b>	<b>330,932.01</b>	<b>505,375.00</b>	<b>-34.52</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>-857.56</b>	<b>-4,797.50</b>	<b>3,939.94</b>	<b>851.86</b>	<b>-57,570.00</b>	<b>-101.48</b>
<b>Total Depreciation Expense</b>						
	8,306.00	0.00	8,306.00	74,754.00	0.00	
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-9,163.56</b>	<b>-4,797.50</b>	<b>-4,366.06</b>	<b>-73,902.14</b>	<b>-57,570.00</b>	<b>28.37</b>

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

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	34,842.61	32,287.41	2,555.20	292,265.57	387,449.00	-24.57
<b>TOTAL OPERATING INCOME</b>	<b>34,842.61</b>	<b>32,287.41</b>	<b>2,555.20</b>	<b>292,265.57</b>	<b>387,449.00</b>	<b>-24.57</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	9,386.66	6,836.83	2,549.83	62,403.12	82,042.00	-23.94
Total Fee Expenses	3,867.50	3,868.00	-0.50	34,396.13	46,416.00	-25.90
Total Utilities Expenses	5,135.88	3,230.00	1,905.88	34,037.71	38,760.00	-12.18
Total Maintenance Expenses	10,873.85	15,503.15	-4,629.30	94,694.41	186,038.00	-49.10
Total Taxes & Insurance Expense	3,106.80	3,121.01	-14.21	28,451.31	37,452.00	-24.03
Total Financial Expenses	1,387.21	1,500.00	-112.79	13,198.77	18,000.00	-26.67
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>33,757.90</b>	<b>34,058.99</b>	<b>-301.09</b>	<b>267,181.45</b>	<b>408,708.00</b>	<b>-34.63</b>
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>33,757.90</b>	<b>34,058.99</b>	<b>-301.09</b>	<b>267,181.45</b>	<b>408,708.00</b>	<b>-34.63</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>1,084.71</b>	<b>-1,771.58</b>	<b>2,856.29</b>	<b>25,084.12</b>	<b>-21,259.00</b>	<b>-217.99</b>
<b>Total Depreciation Expense</b>						
	7,210.50	0.00	7,210.50	64,894.50	0.00	
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-6,125.79</b>	<b>-1,771.58</b>	<b>-4,354.21</b>	<b>-39,810.38</b>	<b>-21,259.00</b>	<b>87.26</b>

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

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	332,272.77	366,358.00	-34,085.23	3,387,519.52	4,396,296.00	-22.95
<b>TOTAL OPERATING INCOME</b>	<b>332,272.77</b>	<b>366,358.00</b>	<b>-34,085.23</b>	<b>3,387,519.52</b>	<b>4,396,296.00</b>	<b>-22.95</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	156,157.43	133,053.37	23,104.06	1,176,486.82	1,596,640.00	-26.31
Total Tenant Service Expenses	273.50	1,083.33	-809.83	1,506.53	13,000.00	-88.41
Total Utility Expenses	21,298.75	18,160.82	3,137.93	120,615.06	217,930.00	-44.65
Total Maintenance Expenses	191,579.06	161,469.10	30,109.96	1,548,354.30	1,937,629.00	-20.09
Total Protective Service Expenses	14,542.07	14,250.84	291.23	128,504.71	171,010.00	-24.86
General Expenses	23,672.07	22,927.68	744.39	206,862.22	275,132.00	-24.81
<b>TOTAL ROUTINE OPERATING EXPENSES</b>	<b>407,522.88</b>	<b>350,945.14</b>	<b>56,577.74</b>	<b>3,182,329.64</b>	<b>4,211,341.00</b>	<b>-24.43</b>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	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	
<b>TOTAL OPERATING EXPENSES</b>	<b>407,522.88</b>	<b>350,945.14</b>	<b>56,577.74</b>	<b>3,182,329.64</b>	<b>4,211,341.00</b>	<b>-24.43</b>
<b>NET REVENUE/EXPENSE PROFIT/-LOSS</b>						
	<b>-75,250.11</b>	<b>15,412.86</b>	<b>-90,662.97</b>	<b>205,189.88</b>	<b>184,955.00</b>	<b>10.94</b>
<b>Total Depreciation Expense</b>						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	400,990.50	651,180.00	-38.42
<b>NET REVENUE W/DEPRECIATION PROFIT/-LOSS</b>	<b>-119,804.61</b>	<b>-38,852.14</b>	<b>-80,952.47</b>	<b>-195,800.62</b>	<b>-466,225.00</b>	<b>-58.00</b>

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

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
<b>OPERATING INCOME</b>						
Total Operating Income	72,911.19	69,604.49	3,306.70	624,049.44	835,254.00	-25.29
<b>TOTAL OPERATING INCOME</b>	<b>72,911.19</b>	<b>69,604.49</b>	<b>3,306.70</b>	<b>624,049.44</b>	<b>835,254.00</b>	<b>-25.29</b>
<b>OPERATING EXPENSE</b>						
Total Administration Expenses	18,525.88	15,096.91	3,428.97	128,684.17	181,163.00	-28.97
Total Fee Expenses	8,151.50	8,152.00	-0.50	72,838.27	97,824.00	-25.54
Total Utilities Expenses	8,432.82	6,635.00	1,797.82	61,382.64	79,620.00	-22.91
Total Maintenance Expenses	28,209.67	36,194.23	-7,984.56	249,096.99	434,331.00	-42.65
Total Taxes & Insurance Expense	6,589.75	7,095.43	-505.68	59,713.81	85,145.00	-29.87
Total Financial Expenses	2,774.42	3,000.00	-225.58	26,397.58	36,000.00	-26.67
<b>TOTAL ROUTINE OPERATING EXPENSE</b>	<b>72,684.04</b>	<b>76,173.57</b>	<b>-3,489.53</b>	<b>598,113.46</b>	<b>914,083.00</b>	<b>-34.57</b>
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	
<b>TOTAL ALL EXPENSES BEFORE DEPRECIATION</b>	<b>72,684.04</b>	<b>76,173.57</b>	<b>-3,489.53</b>	<b>598,113.46</b>	<b>914,083.00</b>	<b>-34.57</b>
<b>NET REVENUE PROFIT/-LOSS</b>						
	<b>227.15</b>	<b>-6,569.08</b>	<b>6,796.23</b>	<b>25,935.98</b>	<b>-78,829.00</b>	<b>-132.90</b>
<b>Total Depreciation Expense</b>						
	15,516.50	0.00	15,516.50	139,648.50	0.00	
<b>NET REVENUE w/Depreciation PROFIT/-LOSS</b>	<b>-15,289.35</b>	<b>-6,569.08</b>	<b>-8,720.27</b>	<b>-113,712.52</b>	<b>-78,829.00</b>	<b>44.25</b>



**Knox County Housing Authority**  
**CLAIMS REPORT - LOW RENT**  
*December, 2023*

	Current Period	Last Year Same	Variance	Current Year
<b>AMP001 - MOON TOWERS</b>				
Salaries	14,174.37	15,154.99	-980.62	92,936.21
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,283.17	16,127.38	2,155.79	160,218.74
Administrative Expenses	1,551.95	665.23	886.72	21,646.89
Tenant Services	0.00	83.11	-83.11	416.95
Utilities	14,192.90	8,594.43	5,598.47	82,483.55
Maint/Protective Serv - Supplies/Conts	43,224.39	18,776.97	24,447.42	311,768.95
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	7,541.09	8,071.07	-529.98	78,861.91
Non-Routine Expense	0.00	0.00	0.00	0.00
<b>TOTAL MOON TOWERS CLAIMS</b>	<b>98,967.87</b>	<b>67,473.18</b>	<b>31,494.69</b>	<b>748,333.20</b>
<b>AMP002 - FAMILY</b>				
Salaries	13,483.10	12,345.20	1,137.90	88,665.33
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,151.73	17,157.10	2,994.63	174,367.52
Administrative Expenses	3,480.98	2,213.07	1,267.91	32,825.34
Tenant Services	0.00	0.66	-0.66	816.08
Utilities	3,039.18	1,436.67	1,602.51	18,190.71
Maint/Protective Serv - Supplies/Conts	54,352.67	42,511.60	11,841.07	633,572.82
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	9,880.53	9,832.12	48.41	72,734.43
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL FAMILY CLAIMS</b>	<b>104,388.19</b>	<b>85,496.42</b>	<b>18,891.77</b>	<b>1,021,220.45</b>
<b>AMP003 - BLUEBELL</b>				
Salaries	1,574.97	0.00	1,574.97	10,326.46
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,201.33	4,683.64	517.69	46,494.96
Administrative Expenses	1,299.02	807.96	491.06	8,381.67
Tenant Services	0.00	0.66	-0.66	0.00
Utilities	3,392.36	1,477.10	1,915.26	16,586.07
Maint/Protective Serv - Supplies/Conts	9,439.45	6,206.83	3,232.62	79,341.41
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,017.80	2,720.96	296.84	26,172.03
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL BLUEBELL CLAIMS</b>	<b>23,924.93</b>	<b>15,897.15</b>	<b>8,027.78</b>	<b>187,302.60</b>
<b>COCC</b>				
Salaries	182,415.37	164,208.19	18,207.18	1,076,103.58
Employee W/H Payments	-9,165.67	-351.83	-8,813.84	-9,357.37
Fee Expenses	639.71	384.44	255.27	3,810.28
Administrative Expenses	6,745.10	11,339.35	-4,594.25	97,204.19
Tenant Services	273.50	0.00	273.50	273.50
Utilities	674.31	203.17	471.14	3,354.73
Maint/Protective Serv - Supplies/Conts	348.16	1,820.69	-1,472.53	5,584.26
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,232.65	3,231.26	1.39	29,093.85
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL COCC CLAIMS</b>	<b>185,163.13</b>	<b>180,835.27</b>	<b>4,327.86</b>	<b>1,206,067.02</b>
<b>COMBINED - AMP1, AMP2, AMP3, &amp; COCC</b>				
Salaries	211,647.81	191,708.38	19,939.43	1,268,031.58
Employee W/H Payments	-9,165.67	-351.83	-8,813.84	-9,357.37
Fee Expenses	44,275.94	38,352.56	5,923.38	384,833.47
Administrative Expenses	57,352.99	53,378.17	3,974.82	544,949.59
Tenant Services	273.50	84.43	189.07	1,506.53
Utilities	21,298.75	11,711.37	9,587.38	120,615.06
Maint/Protective Serv - Supplies/Conts	107,364.67	69,316.09	38,048.58	1,030,267.44
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	23,672.07	23,855.41	-183.34	206,862.22
Non-Routine Expenses	0.00	0.00	0.00	0.00
<b>TOTAL LOW RENT CLAIMS</b>	<b>456,720.06</b>	<b>388,054.58</b>	<b>68,665.48</b>	<b>3,547,756.74</b>

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

	Current Period	Last Year Same Period	Variance
<b>BRENTWOOD</b>			
Salaries	15,271.09	15,072.54	198.55
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,284.00	4,165.00	119.00
Administrative Expenses	958.57	762.16	196.41
Utilities	3,296.94	2,428.00	868.94
Maintenance Supplies/Contracts	8,699.39	61,484.52	-52,785.13
Security, Tax, & Insurance Expenses	4,308.94	3,969.06	339.88
Finacial Expenses	1,387.21	3,124.10	-1,736.89
<b>TOTAL BRENTWOOD CLAIMS</b>	<b>38,206.14</b>	<b>91,005.38</b>	<b>-52,799.24</b>
<b>PRAIRIELAND</b>			
Salaries	15,271.12	15,072.51	198.61
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,867.50	0.00
Administrative Expenses	1,276.01	963.64	312.37
Utilities	5,135.88	2,787.69	2,348.19
Maintenance Supplies/Contracts	2,271.42	376.51	1,894.91
Security, Taxes, & Insurance Expenses	3,898.76	3,625.72	273.04
Financial Expenses	1,387.21	3,124.09	-1,736.88
<b>TOTAL PRAIRIELAND CLAIMS</b>	<b>33,107.90</b>	<b>29,817.66</b>	<b>3,290.24</b>
<b>AHP - BRENTWOOD &amp; PRAIRIELAND</b>			
Salaries	30,542.21	30,145.05	397.16
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,151.50	8,032.50	119.00
Administrative Expenses	2,234.58	1,725.80	508.78
Utilities	8,432.82	5,215.69	3,217.13
Maintenance Supplies	10,970.81	61,861.03	-50,890.22
Security, Tax, & Insurance Expenses	8,207.70	7,594.78	612.92
Financial Expenses	2,774.42	6,248.19	-3,473.77
<b>TOTAL AHP CLAIMS</b>	<b>71,314.04</b>	<b>120,823.04</b>	<b>-49,509.00</b>
<b>HOUSING CHOICE VOUCHER - HCV</b>			
Salaries	17,792.77	10,891.60	6,901.17
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,625.00	4,180.00	445.00
Administrative Expenses	355.41	536.64	-181.23
General Expense-Admin	566.18	489.73	76.45
<b>Total HCV Expenses</b>	<b>23,339.36</b>	<b>16,097.97</b>	<b>7,241.39</b>
HAP Expenses	84,003.00	78,903.00	5,100.00
General Expenses	0.00	-4.00	4.00
<b>Total HAP Expenses</b>	<b>84,003.00</b>	<b>78,899.00</b>	<b>5,104.00</b>
<b>TOTAL HCV CLAIMS</b>	<b>107,342.36</b>	<b>94,996.97</b>	<b>12,345.39</b>

**Knox County Housing Authority**  
**CLAIMS REPORT - GRANT PROGRAMS**  
*December, 2023*

	Current Period	Last Year Same	Current Year	Cumulative
<b>CFG 2023 - \$1,514,974</b>				
Admin / Operations	0.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
<b>TOTAL CFG 2023 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>350,000.00</b>	<b>350,000.00</b>
<b>CFG 2022 - \$1,467,361</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	5,432.25	0.00	182,887.00	211,275.00
<b>TOTAL CFG 2022 CLAIMS</b>	<b>5,432.25</b>	<b>0.00</b>	<b>182,887.00</b>	<b>511,275.00</b>
<b>CFG 2021 - \$1,209,310</b>				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	141,178.27	0.00	900,794.09	900,794.09
<b>TOTAL CFG 2021 CLAIMS</b>	<b>141,178.27</b>	<b>0.00</b>	<b>900,794.09</b>	<b>1,200,794.09</b>
<b>CFG 2020 - \$1,168,267</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	3,300.00	360,949.18	740,212.65
<b>TOTAL CFG 2020 CLAIMS</b>	<b>0.00</b>	<b>3,300.00</b>	<b>360,949.18</b>	<b>1,040,212.65</b>
<b>CFG 2019 - \$1,083,874</b>				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
<b>TOTAL CFG 2019 CLAIMS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,083,874.00</b>
<b>TOTAL CFG GRANT(S) CLAIMS</b>	<b>146,610.52</b>	<b>3,300.00</b>	<b>1,794,630.27</b>	<b>4,186,155.74</b>

**Knox County Housing Authority**  
**CLAIMS REPORT TOTALS**  
*December, 2023*

	<b>Current Period</b>	<b>Last Year Same</b>	<b>Variance</b>	<b>Current Year</b>
<b>TOTALS</b>				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	98,967.87	67,473.18	31,494.69	748,333.20
AMP002 - FAMILY	104,388.19	85,496.42	18,891.77	1,022,436.08
AMP003 - BLUEBELL	23,924.93	15,897.15	8,027.78	187,540.69
COCC	193,834.44	180,896.61	12,937.83	1,266,967.49
<b>TOTAL LOW RENT</b>	<b>421,115.43</b>	<b>349,763.36</b>	<b>71,352.07</b>	<b>3,225,277.46</b>
<u>A.H.P.</u>				
BRENTWOOD	38,926.14	91,005.38	-52,079.24	330,932.01
PRAIRIELAND	33,757.90	29,817.66	3,940.24	267,181.45
<b>TOTAL A.H.P.</b>	<b>72,684.04</b>	<b>120,823.04</b>	<b>-48,139.00</b>	<b>598,113.46</b>
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	23,339.36	16,097.97	7,241.39	168,120.76
<b>TOTAL HCV</b>	<b>23,339.36</b>	<b>16,097.97</b>	<b>7,241.39</b>	<b>168,120.76</b>
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	350,000.00
CAPITAL FUND GRANT 2022	5,432.25	0.00	5,432.25	182,887.00
CAPITAL FUND GRANT 2021	141,178.27	0.00	141,178.27	900,794.09
CAPITAL FUND GRANT 2020	0.00	3,300.00	-3,300.00	360,949.18
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
<b>TOTAL GRANTS</b>	<b>146,610.52</b>	<b>3,300.00</b>	<b>143,310.52</b>	<b>1,794,630.27</b>
<hr/>				
<b>TOTAL CLAIMS FOR MONTH</b>	<b>663,749.35</b>	<b>489,984.37</b>	<b>173,764.98</b>	<b>5,786,141.95</b>

## BOARD MEMO

216 W. Simmons St.  
Galesburg, IL 61401

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

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

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

**DATE:** 01/24/2024

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 01/30/2024

**SUBJECT:** Hein Construction—Proposed Change Order 1

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### Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites as well as additional work at Moon Towers and Blue Bell Tower. 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 (COCC);
- Site work to address drainage issues; and
- Construction of a new pavilion at Blue Bell Tower.

Hein Construction has requested a Change Order that would add 139 calendar days to the contract. The new contract completion date would be April 30, 2024. The contract amount would be unchanged.

The request for contract extension letter from Hein Construction is attached to this memo. It outlines the reasons for the request related to issues with elevation and drainage discrepancies at the playgrounds.

Playground work is at a standstill as there are issues at Woodland Bend and Cedar Creek Place regarding the elevations for the equipment and drainage of the playgrounds. Alliance Architects and Hein Construction are working on a solution; however, the freezing weather will prohibit the installation of the playground surfacing until next spring.

Additionally, the Blue Bell pavilion has been completed. Lighting remains to be installed.

Also, roof replacement work at Moon Towers has been completed.

The drainage project portion of this project has also been 95 % completed (minor work to be done in the spring when weather permits).

Alliance Architecture has reviewed and approved this proposed change order.

This change order submission meets the requirements of HUD -5370 and the Procurement Handbook for Public Housing Agencies (7460.8 rev-2) in that the request would not result in an increase in the contract amount.

**Fiscal Impact**

None.

**Recommendation**

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 1 from Hein Construction to increase the contract time by 139 days to April 30, 2024.

**CHANGE ORDER**

Owner x  
Architect x  
Contractor x



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

CHANGE ORDER NO. 1

DATE: January 24, 2024

CONTRACTOR: Hein Construction Co., Inc.  
9130 N. Industrial Road  
Peoria, IL 61615

CONTRACT FOR: Total Construction

CONTRACT DATE: 2/15/23

You are hereby directed to make the following changes:

Extend contract to accommodate proposed changes to the Playgrounds which cannot be implemented in typical winter weather conditions. . . . . NO COST CHANGE

NET CHANGE . . . . . \$ 0.00

The original Contract Sum was . . . . . \$ 1,735,000.00  
Net Change by previous Change Orders . . . . . \$ 0.00  
The Contract Sum prior to this Change Order was . . . . . \$ 1,735,000.00  
The Contract Sum will be **UNCHANGED** by this Change Order . . . . . \$ 0.00  
The Contract Sum including this Change Order . . . . . \$ 1,735,000.00  
The Contract Time will be **INCREASED** by . . . . . 139 Days  
The Date of Completion as of the date of this Change Order therefore is . . . . . April 30, 2024

ALLIANCE ARCHITECTURE  
Architect  
929 Lincolnway East, Suite 200  
South Bend, IN 46601

HEIN CONSTRUCTION CO., INC.  
Contractor  
9130 N. Industrial Road  
Peoria, IL 61615

KNOX COUNTY HOUSING AUTHORITY  
Owner  
255 West Tompkins Street  
Galesburg, Illinois 61401

By:   
Andrew J. Mollison

By: \_\_\_\_\_  
David C. Marshall

By: \_\_\_\_\_  
Derek Antoine

Date: January 24, 2024

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**December 7, 2023**

**Knox County Housing Authority**

216 W Simmons St.  
Galesburg, IL 61401

**Alliance Architects**

929 Lincolnway East, Suite 300  
South Bend, Indiana

**Subject:** Request for Extension of Time.

Mr. Burrell,

We are formally requesting an extension of time for the Knox County Housing Authority Phase 4 project. Due to elevation and drainage discrepancies, we cannot complete the project as originally agreed upon.

Although we may have these issues rectified, the cold temperatures now will not allow the surfacing to be installed. Unfortunately, we may have to wait until spring. My current estimated date of completion is April 30<sup>th</sup>, 2024. If there are any opportunities to get this playground work completed prior to that, we will make all efforts to do so.

I apologize for the delay. Please let me know if you need any other information.

Sincerely,

**Dave Marshall**

**Vice President/Project Manager**

ph. 309-343-5124

fax. 309-343-3690



## **RESOLUTION 2024-01**

1/30/2024

Board of Commissioners

Derek Antoine, Executive Director

**RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2023.**

### **Article I. Background**

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

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

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

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

### **Article II. Recommendation**

It is the recommendation of the Executive Director that the Board resolve the presented debts in the amount of \$13,613.69 effective for the period ending December 31, 2023.



## RESOLUTION 2024-01

1/30/2024

Board of Commissioners

Derek Antoine, Executive Director

**RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2023.**

### 3<sup>rd</sup> Quarter Charge-offs – FYE 2024

<b>Moon Towers</b>		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 004-8		\$68.50
MT 007-9		\$212.75
MT 020-17		\$1,002.00
MT 046-6		\$695.78
MT 051-12		\$96.00
MT 054-12		\$153.75
MT 067-6		\$477.98
MT 070-17		\$142.37
MT 105-9		\$36.00
MT 122-9		\$26.10
MT 141-12		\$1,250.51
MT 145-12		\$346.50
MT 164-14		\$1,078.00
MT 175-14		\$544.10
MT 184-6		\$250.50
		<b>\$6,380.84</b>

<b>Family Sites</b>		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 279-34		\$322.35
FAM 368-17		\$56.00
FAM 335-21		\$912.75
FAM 334-16		\$1,462.75
FAM 354-2		\$540.00
FAM 236-11		\$804.50
		<b>\$4,098.35</b>

<b>HCV</b>		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
HCV V8010-07		\$578.00
		<b>\$578.00</b>

<b>Brentwood &amp; Prairieland</b>		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
PL 20-2	Split	\$350.50
PL 20-2	Split	\$350.50
PL 50-6		\$1,855.50
		<b>\$2,556.50</b>
		<b>\$13,613.69</b>

## RESOLUTION 2024-01

1/30/2024

Board of Commissioners

Derek Antoine, Executive Director

**RE: Approval of Bad Debt Charge-Offs for the period ending December 31, 2023.**

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$13,613.69 for the period ending December 31, 2023.
3. The Executive Director or designate is hereby authorized to charge off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of December 31, 2023.

**RESOLVED: January 30, 2024**

\_\_\_\_\_  
Jared Hawkinson, Chairperson

\_\_\_\_\_  
Sara Robison, Vice-Chairperson

\_\_\_\_\_  
Derek Antoine, Secretary/Executive Director (Attest)

## BOARD MEMO

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

**DATE:** 01/20/2023

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 01/26/2023

**SUBJECT:** Group Medical/Vision/Dental Broker Services – CY 2024

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### Executive Summary

On 12/01/2023, the Knox County Housing Authority posted a solicitation seeking proposals from qualified, licensed, and bonded entities to perform as the broker of record for health insurance benefits (e.g., medical, prescription drug, dental and vision).

An insurance broker acts as an intermediary between the KCHA and an insurer. Utilizing both their industry knowledge and experience, along with employee backgrounds, insurance brokers work to find a policy that best suits the needs of the agency. Using a broker is advantageous for many reasons – it saves the agency time and resources, and brokers ensure the agency (not the insurers) is represented appropriately. Additionally, brokers are compensated by the insurers, providing further cost benefit to the agency. Also, brokers can utilize a vast network of insurers and plans to provide the agency with solutions that match agency needs.

Outreach efforts for the Health Insurance Broker Services were as follows:

- 808 total vendors notified by the eProcurement System;
- 11 vendors viewed the online solicitation;
- Local area vendors notified of the solicitation via the agency website and Facebook page;
- 3 proposals submitted by:
  - CBIZ Employee Benefits Consulting Services
  - Gallagher Benefit Services
  - National Benefit Service Center

The deadline for bid submission was 01/08/2024.

Proposals were reviewed by a panel of KCHA employees – Derek Antoine, Executive Director; Cheryl Lefler, Assistant Director; and Lee Lofing, Finance Coordinator. Proposals were analyzed by each based on the scoring factors listed in the RFP, with a numeric score based on each factor. The three sets of scores were then combined

and averaged to determine aggregate scoring. The bid tabulation is included with this memo.

One proposal submitted by Gallagher Benefit Services was disqualified as they indicated they were unwilling to accept the proposed terms of the contract. Of the other two proposals received, CBIZ Employee Benefits Consulting Services received the highest aggregate score.

**Fiscal Impact**

Employee benefits, such as group medical/dental/vision, are considered an operational cost and, as such, will be funded by each individual program (COCC, PH, HCV, AHP).

**Recommendation**

It is the recommendation of the Executive Director the Board approve selection of CBIZ Employee Benefits Consulting Services to function as broker for the agency's group medical/dental/vision for CY 2024.

# Health Insurance Broker Services & Health Insurance Rates - P24001

	Maximum Point Value	CBIZ Employee Benefits Consulting Services	Gallagher Benefit Services	National Benefit Service Center
TAB 1: Letter of Transmittal		x	x	x
TAB 1: Form of Proposal		x	x	Incomplete
TAB 1: Price Proposal Form		x	x	x
TAB 2: Profile of Firm Form		x	x	x
TAB 2: Proposed Services and Client References		x	x	x
TAB 3: Section 3 Business Certification Documents		x	x	x
TAB 4: Form HUD 5369-C		x	Refused	x
TAB 4: HUD 2992		x	x	x
TAB 4: Equal Employment Opportunity		x	x	x
TAB 4: Level of Interest/Acknowledgment of Addendum		x	No addendum	No addendum
TAB 4: Non-Collusive Affidavit		x	x	x
Demonstrated Quality of Performance & Past Record of Professional Experience	25	20.67	0.00	12.00
The value-added services provided by the firm that will increase benefits to KCHA and its employees	25	25.00	0.00	8.33
Costs that are associated with the plan compared to KCHA	25	20.00	0.00	0.00
Scope of services that are provided by the firm	25	22.67	0.00	6.00
Total Maximum Points	100	88.33	0.00	26.33

**BOARD  
MEMO**

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

**DATE:** 01/26/2024

**FROM:** Derek Antoine   
Executive Director

**BOARD MEETING:** 01/30/2024

**SUBJECT:** KCHA Employee Group Medical/Dental/Vision – CY 2024

**Executive Summary**

Brian Jablonski, representative from CBIZ Benefits and Insurance Services of Illinois, has provided the agency with rates for employee group medical, dental, and vision insurance for calendar year (CY) 2024. The agency’s current plans with Blue Cross/Blue Shield of Illinois and Delta expire on 01/31/2024.

CBIZ presented group medical rates from the following providers:

- Blue Cross Blue Shield of Illinois (BCBS)
- AllState/Aetna (AA)

**Medical**

The renewal rates for BCBS are presented below, in comparison to the rates currently in effect:

	CURRENT (BCBS)					ANNUAL COST
	PPO		HDHP			
<b>E</b>	228	\$ 658.60	0	\$ -	\$ -	\$ 150,160.80
<b>E+SP</b>	24	\$ 1,317.20	0	\$ -	\$ -	\$ 31,612.80
<b>E+CH</b>	0	\$ 1,218.41	0	\$ -	\$ -	\$ -
<b>FAM</b>	48	\$ 1,877.01	0	\$ -	\$ -	\$ 90,096.48
<b>Total</b>	300	\$ 271,870.08	0	\$ -	\$ -	\$ 271,870.08

	RENEWAL (BCBS)					ANNUAL COST
	PPO		HDHP			
<b>E</b>	228	\$ 711.70	0	\$ -	\$ -	\$ 162,267.60
<b>E+SP</b>	24	\$ 1,423.40	0	\$ -	\$ -	\$ 34,161.60
<b>E+CH</b>	0	\$ 1,316.65	0	\$ -	\$ -	\$ -
<b>FAM</b>	48	\$ 2,028.35	0	\$ -	\$ -	\$ 97,360.80
<b>Total</b>	300	\$ 293,790.00	0	\$ -	\$ -	\$ 293,790.00



The proposed rates for AA are presented below, in comparison to the rates currently in effect:

	AllState/Aetna SIGNATURE PPO			
	PPO		HDHP	
<b>E</b>	228	\$ 624.73	0	\$ -
<b>E+SP</b>	24	\$ 1,405.64	0	\$ -
<b>E+CH</b>	0	\$ 1,155.75	0	\$ -
<b>FAM</b>	48	\$ 1,936.64	0	\$ -
<b>Total</b>	300	\$ 269,132.52	0	\$ -

The tables below represent a comparison of the in-force plan (BCBS) compared to both the proposed renewal and the AA proposed rates:

	CURRENT (BCBS)				RENEWAL (BCBS)		
	CURRENT	COST	+/-	%	COST	+/-	%
<b>E</b>	\$ 150,160.80	\$ 150,160.80	\$ -	<b>0.00%</b>	\$ 162,267.60	\$ 12,106.80	<b>8.06%</b>
<b>E+SP</b>	\$ 31,612.80	\$ 31,612.80	\$ -	<b>0.00%</b>	\$ 34,161.60	\$ 2,548.80	<b>8.06%</b>
<b>E+CH</b>	\$ -	\$ -	\$ -	<b>0.00%</b>	\$ -	\$ -	<b>0.00%</b>
<b>FAM</b>	\$ 90,096.48	\$ 90,096.48	\$ -	<b>0.00%</b>	\$ 97,360.80	\$ 7,264.32	<b>8.06%</b>
<b>Total</b>	\$ 271,870.08	\$ 271,870.08	\$ -	<b>0.00%</b>	\$ 293,790.00	\$ 21,919.92	<b>8.06%</b>

	CURRENT (BCBS)				AllState/Aetna SIGNATURE PPO		
	CURRENT	COST	+/-	%	COST	+/-	%
<b>E</b>	\$ 150,160.80	\$ 150,160.80	\$ -	<b>0.00%</b>	\$ 142,438.44	\$ (7,722.36)	<b>-5.14%</b>
<b>E+SP</b>	\$ 31,612.80	\$ 31,612.80	\$ -	<b>0.00%</b>	\$ 33,735.36	\$ 2,122.56	<b>6.71%</b>
<b>E+CH</b>	\$ -	\$ -	\$ -	<b>0.00%</b>	\$ -	\$ -	<b>0.00%</b>
<b>FAM</b>	\$ 90,096.48	\$ 90,096.48	\$ -	<b>0.00%</b>	\$ 92,958.72	\$ 2,862.24	<b>3.18%</b>
<b>Total</b>	\$ 271,870.08	\$ 271,870.08	\$ -	<b>0.00%</b>	\$ 269,132.52	\$ (2,737.56)	<b>-1.01%</b>

Review of the proposed rates and forecasted agency cost reveals a renewal of the in-force plan from BCBS would result in an increase of 8.06% annually. From a trending standpoint, this increase is in line with market standards. Review of the proposed rates from AA and forecasted agency cost reveals a transition to the AA plan from the current BCBS would result in a decrease of 1.01% annually.

To realize actual cost impact, the agency considers the *likely* insurance option elections of each individual employee. This number will naturally fluctuate based on changes in workforce, as well as changes in employee coverage elections, during this coverage period.

The tables below show the current (2023) and proposed (2024) rates for each coverage option and the proposed KCHA/employee portions of the cost. Employee-only coverage is provided at 100%, with the cost share at 70/30% for spouse, children-only, and family plans.

	CURRENT (BCBS)				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
<b>E</b>	228	\$ 658.60	0	\$ -	\$ 150,160.80	\$ 658.60	\$ 150,160.80	\$ -
<b>E+SP</b>	24	\$ 1,317.20	0	\$ -	\$ 31,612.80	\$ 922.00	\$ 22,128.00	\$ 9,484.80
<b>E+CH</b>	0	\$ 1,218.41	0	\$ -	\$ -	\$ 853.00	\$ -	\$ -
<b>FAM</b>	48	\$ 1,877.01	0	\$ -	\$ 90,096.48	\$ 1,314.00	\$ 63,072.00	\$ 27,024.48
<b>Total</b>	300	\$ 271,870.08	0	\$ -	\$ 271,870.08		\$ 235,360.80	\$ 36,509.28

	RENEWAL (BCBS)				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
<b>E</b>	228	\$ 711.70	0	\$ -	\$ 162,267.60	\$ 711.70	\$ 162,267.60	\$ -
<b>E+SP</b>	24	\$ 1,423.40	0	\$ -	\$ 34,161.60	\$ 996.00	\$ 23,904.00	\$ 10,257.60
<b>E+CH</b>	0	\$ 1,316.65	0	\$ -	\$ -	\$ 922.00	\$ -	\$ -
<b>FAM</b>	48	\$ 2,028.35	0	\$ -	\$ 97,360.80	\$ 1,420.00	\$ 68,160.00	\$ 29,200.80
<b>Total</b>	300	\$ 293,790.00	0	\$ -	\$ 293,790.00		\$ 254,331.60	\$ 39,458.40

	AllState/Aetna SIGNATURE PPO				ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	PPO		HDHP				KCHA	EMP
<b>E</b>	228	\$ 624.73	0	\$ -	\$ 142,438.44	\$ 624.73	\$ 142,438.44	\$ -
<b>E+SP</b>	24	\$ 1,405.64	0	\$ -	\$ 33,735.36	\$ 984.00	\$ 23,616.00	\$ 10,119.36
<b>E+CH</b>	0	\$ 1,155.75	0	\$ -	\$ -	\$ 809.00	\$ -	\$ -
<b>FAM</b>	48	\$ 1,936.64	0	\$ -	\$ 92,958.72	\$ 1,356.00	\$ 65,088.00	\$ 27,870.72
<b>Total</b>	300	\$ 269,132.52	0	\$ -	\$ 269,132.52		\$ 231,142.44	\$ 37,990.08

For CY 2024, the agency anticipates a projected insurance expense of \$260,015.28, of which approximately \$235,360 is paid by the agency and \$24,655 is paid by employees. These figures are based on actual employee coverage utilizing current rates.

Utilizing the same employee plan selections and applying them to the rates of the renewal plan presented by BCBS and AA, the forecasted agency costs reveal that moving to the proposed AA Plan coverage would be the most cost advantageous option for the agency, resulting in a slight decrease to the agency's overall forecasted 2023 expense.

When considering cost involved with employee benefits, the agency considers two primary factors: 1) financial impact on the agency, and 2) financial impact on the employee. With the proposed rates, the costs presented in the AllState plan are most advantageous when considered against the BCBS renewal rates (approximately \$23,189 less). However, due to the administrative issues encountered during the previous renewal period, the agency transitioned from Health Alliance to BCBS in February 2023, which caused several issues for employees that had already incurred health insurance costs/usage in January. The same issues will be anticipated for this renewal period if the agency transitions to AllState. In the event the agency renews with BCBS at the proposed rates, the cost difference (vs. the Allstate plan) per employee per month would be approximately \$77 per month.

For calendar year 2023, the agency established a Health Reimbursement Account (HRA) to help offset the out of pocket expenses incurred by employees. To do so, the board approved funding the HRA at the proposed Health Alliance level.

The table below represents a breakdown, by coverage option, of agency approved rates for CY 2023:

	RATE BREAKDOWN (AVG. PER EMPLOYEE)			
	EMPLOYEES	CURRENT	MONTHLY	ANNUALLY
<b>E</b>	228	\$ 203,016.00	\$ 890.42	\$ 10,685.05
<b>E+SP</b>	24	\$ 7,404.00	\$ 308.50	\$ 3,702.00
<b>E+CH</b>	0	\$ -	\$ -	\$ -
<b>FAM</b>	48	\$ 62,172.00	\$ 1,295.25	\$ 15,543.00
<b>Total</b>	300	\$ 272,592.00	\$ 908.64	\$ 10,903.68

Using the same numbers for CY 2024, the tables proposed demonstrate the potential 2024 funding options for the health reimbursement account:

	HEALTH FUND POTENTIAL		
	CURRENT	BCBS RENEW	HEALTH FUND
<b>E</b>	\$ 203,016.00	\$ 162,267.60	<b>\$ 40,748.40</b>
<b>E+SP</b>	\$ 7,404.00	\$ 23,094.00	<b>\$ (15,690.00)</b>
<b>E+CH</b>	\$ -	\$ -	\$ -
<b>FAM</b>	\$ 62,172.00	\$ 68,160.00	<b>\$ (5,988.00)</b>
<b>Total</b>	\$ 272,592.00	\$ 253,521.60	<b>\$ 19,070.40</b>

	HEALTH FUND POTENTIAL		
	CURRENT	AllState	HEALTH FUND
<b>E</b>	\$ 203,016.00	\$ 142,438.44	<b>\$ 60,577.56</b>
<b>E+SP</b>	\$ 7,404.00	\$ 23,616.00	<b>\$ (16,212.00)</b>
<b>E+CH</b>		\$ -	\$ -
<b>FAM</b>	\$ 62,172.00	\$ 65,088.00	<b>\$ (2,916.00)</b>
<b>Total</b>	\$ 272,592.00	\$ 231,142.44	<b>\$ 41,449.56</b>

As shown in the tables, both plans represent an increase to the HRA while incurring no additional costs to the agency. As of 01/26/2024, the KCHA HRA is forecasted at \$42,134.88 (\$37,379.48 currently).

**Dental and Vision**

The rates for dental and vision are guaranteed through December 31, 2024, and the proposed costs are represented in the tables below:

	RENEWAL - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	DENTAL				KCHA	EMP
<b>E</b>	228	\$ 27.15	\$ 6,190.20	\$ 27.15	\$ 6,190.20	\$ -
<b>E+1</b>	24	\$ 63.23	\$ 1,517.52	\$ 44.26	\$ 1,062.26	\$ 455.26
<b>FAM</b>	48	\$ 108.44	\$ 5,205.12	\$ 75.91	\$ 3,643.58	\$ 1,561.54
<b>Total</b>	300	\$ 12,912.84	\$ 12,912.84		\$ 10,896.05	\$ 2,016.79

Total cost for group dental to the agency, considering current election options, is proposed to be approximately \$12,912.84 annually.

	RENEWAL - Delta		ANNUAL COST	KCHA BENEFIT	ANNUAL COST	
	VISION				KCHA	EMP
<b>E</b>	228	\$ 4.66	\$ 1,062.48	\$ 4.66	\$ 1,062.48	\$ -
<b>E+1</b>	24	\$ 9.30	\$ 223.20	\$ 6.51	\$ 156.24	\$ 66.96
<b>FAM</b>	48	\$ 13.96	\$ 670.08	\$ 9.77	\$ 469.06	\$ 201.02
<b>Total</b>	300	\$ 1,955.76	\$ 1,955.76		\$ 1,687.78	\$ 267.98

Total cost for group vision insurance to the agency, considering current election options, is proposed to be approximately \$1,955.76 annually.

### Fiscal Impact

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

The following table represents a five-year comparison based on rates paid by the agency from 2019 through 2023, and the costs of the BCBS renewal for 2024.

	MED	DENTAL	VISION	TOTAL	+/-
2024 (F)	\$ 260,100.00	\$ 12,912.84	\$ 1,955.76	\$ 274,968.60	-1.18%
2023	\$ 260,015.28	\$ 15,636.24	\$ 2,323.54	\$ 277,975.06	12.50%
2022	\$ 236,077.48	\$ 15,571.56	\$ 2,453.88	\$ 254,102.92	33.08%
2021	\$ 177,764.00	\$ 11,477.09	\$ 1,698.48	\$ 190,939.57	-1.78%
2020	\$ 181,372.00	\$ 11,243.18	\$ 1,778.90	\$ 194,394.08	2.21%
2019	\$ 175,909.00	\$ 12,397.31	\$ 1,890.62	\$ 190,196.93	-14.14%
5-YR	\$ 206,227.55	\$ 13,265.08	\$ 2,029.08	\$ 221,521.71	

Historically, the agency has provided the following coverage as a benefit to KCHA employees:

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

The agency shall examine the fiscal impact of this benefit structure on an annual basis. National trends indicate that on average, employers cover 83% of insurance premiums, with employees responsible for the remaining 17%. For CY 2023, using the coverage structure above, the agency portion was 87.8%, and the employees' portion was 12.2%.

**Recommendation**

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve renewal of the current group medical, dental, and vision insurance plans administered by BlueCross BlueShield and Delta Dental/Vision, respectively, at the approved agency cost rates utilized for CY 2023. Additionally, it is further recommended to maintain employee benefit coverage options as listed.



# EXECUTIVE DIRECTOR REPORT

DECEMBER 2023

REGULAR MEETING  
KCHA BOARD OF COMMISSIONERS  
Tuesday, January 31, 2024  
Moon Towers Conference Room  
255 W. Tompkins St.  
Galesburg, IL 61401  
[knoxcountyhousing.org](http://knoxcountyhousing.org)



# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### COMMISSIONER COMPLIANCE REPORT

#### Commissioner Training and Development

The following table details **commissioner** training and development accomplished for FYE 03/31/2024:

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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Oct-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Nov-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Dec-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jan-24			\$ -	\$ -		0.00%	
Feb-24			\$ -	\$ -		0.00%	
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 7,500.00	21.91%	\$ (5,856.60)



# 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%
<b>Total Authority</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>27.5%</b>

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	1	1	1	1	1	100.0%
Robison, Sara (VC)		1				1	1		1	1		1	50.0%
VACANT			1	1									16.7%
Riley, Joseph	1	1			1	1	1		1			1	58.3%
Carson, LaToya	1	1	1	1	1	1		1	1	1		1	83.3%
Turner, Dena	1	1		1	1		1		1				50.0%
Range, Joey			1				1						16.7%
Antoine, Derek (ED)	1	1	1	1	1	1	1	1	1	1	1	1	100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	6	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	NO	Fails Requirement
Number of Board meetings:	12	9	Fails Requirement
Average meeting attendance:	80.0	59.4%	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

### 2023 CFP Grant IL01P08550123

- Obligation End Date (OED): 04/22/2025
- Expenditure End Date (EED): 04/22/2027

#### CFP Budget by Line Item

Budget Line Item (BLI)	Original	Current	Obligated	%	Expended	%
1406 Transfer to Operations	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	100.0%	\$ 250,000.00	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	\$ 1,164,974.00	\$ 1,164,974.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,514,974.00</b>	<b>\$ 1,514,974.00</b>	<b>\$ 350,000.00</b>	<b>23.1%</b>	<b>\$ 350,000.00</b>	<b>23.1%</b>

#### CFP Planned Work Items

CFP Planned Activity	Original	Current	Obligated	%	Expended	%
1480 A&E Services	\$ 75,000.00	\$ 75,000.00	\$ -	0.0%	\$ -	0.0%
1480 Furnaces - FAM	\$ 475,000.00	\$ 475,000.00	\$ -	0.0%	\$ -	0.0%
1480 Fire System - MT/BB	\$ 150,000.00	\$ 150,000.00	\$ -	0.0%	\$ -	0.0%
1480 Unit Exteriors - FAM	\$ 65,000.00	\$ 65,000.00	\$ -	0.0%	\$ -	0.0%
1480 Bathroom Reno - MT/BB	\$ 115,000.00	\$ 115,000.00	\$ -	0.0%	\$ -	0.0%
1480 Bathroom/Kitchen - FAM	\$ 103,974.00	\$ 103,974.00	\$ -	0.0%	\$ -	0.0%
1480 Boiler - BB	\$ 60,000.00	\$ 60,000.00	\$ -	0.0%	\$ -	0.0%
1480 Generator - MT	\$ 40,000.00	\$ 40,000.00	\$ -	0.0%	\$ -	0.0%
1480 Concrete/Lots	\$ 81,000.00	\$ 81,000.00	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 1,164,974.00</b>	<b>\$ 1,164,974.00</b>	<b>\$ -</b>	<b>0.0%</b>	<b>\$ -</b>	<b>0.0%</b>

This grant will be used for physical improvements to the sites, including systems upgrades (furnaces, fire suppression, boilers, generators), building exterior maintenance, and kitchen & bathroom renovations. Additionally, repairs and enhancements are planned for concrete and parking lot work at all sites.

CFP Grant IL01P08550123 is 23.1% obligated, and 23.1% expended. This grant must be obligated at 90% (executed contracts) by 04/22/2025, and fully expended by 04/22/2027.

# EXECUTIVE SUMMARY

## 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%	\$ 528,794.49	45.3%
		\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>		<b>\$ 1,467,361.00</b>	<b>\$ 1,467,361.00</b>	<b>\$ 884,917.00</b>	<b>60.3%</b>	<b>\$ 828,794.49</b>	<b>56.5%</b>

### CFP Planned Work Items

CFP Planned Activity		Original	Current	Obligated	%	Expended	%
1480	A&E Services	\$ 100,000.00	\$ 100,000.00	\$ 27,030.00	27.0%	\$ 31,726.00	31.7%
1480	504 Phase 4	\$ 412,317.00	\$ 412,317.00	\$ 412,317.00	100.0%	\$ 386,484.49	93.7%
1480	Bluebell Gazebo	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	100.0%	\$ -	0.0%
1480	Playgrounds	\$ 49,317.00	\$ 49,317.00	\$ 49,317.00	100.0%	\$ -	0.0%
1480	MT Roof Replacement	\$ 263,000.00	\$ 263,000.00	\$ 263,000.00	100.0%	\$ -	0.0%
1480	Site Drainage	\$ 27,000.00	\$ 27,000.00	\$ 27,000.00	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	Lighting	\$ 257,444.00	\$ 257,444.00	\$ -	0.0%	\$ -	0.0%
1480	Exterior Doors - MT	\$ 50,000.00	\$ 50,000.00	\$ -	0.0%	\$ -	0.0%
1480	CCP Drainage (1554)	\$ 72,600.00	\$ 72,600.00	\$ 72,600.00	100.0%	\$ 72,600.00	100.0%
<b>Total Capital Fund Program</b>		<b>\$ 1,167,361.00</b>	<b>\$ 1,167,361.00</b>	<b>\$ 584,917.00</b>	<b>50.1%</b>	<b>\$ 528,794.49</b>	<b>45.3%</b>

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 56.5% 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%	\$ 909,310.00	100.0%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>\$ 1,209,310.00</b>	<b>100.0%</b>	<b>\$ 1,209,310.00</b>	<b>100.0%</b>

### 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%	\$ 57,960.50	17.3%
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%	\$ 851,349.50	1135.1%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -		\$ -	
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
	\$ -	\$ -	\$ -	0.0%	\$ -	0.0%
<b>Total Capital Fund Program</b>	<b>\$ 909,310.00</b>	<b>\$ 909,310.00</b>	<b>\$ 909,310.00</b>	<b>100.0%</b>	<b>\$ 909,310.00</b>	<b>100.0%</b>

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 now 100.0% obligated, and 100.0% expended ahead of the 02/22/2023 (obligation) and 02/22/2025 (expenditure) deadlines. We will now work to administratively close out this grant.

# 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%	\$ 740,212.65	85.3%
	\$ -	\$ -	\$ -		\$ -	
<b>Total Capital Fund Program</b>	<b>\$ 1,168,267.00</b>	<b>\$ 1,168,267.00</b>	<b>\$ 1,168,267.00</b>	<b>100.0%</b>	<b>\$ 1,040,212.65</b>	<b>89.0%</b>

### 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%	\$ 193,325.05	154.7%
1480 504 Phase 3	\$ 529,861.00	\$ 439,861.00	\$ 439,861.00	100.0%	\$ 536,987.60	122.1%
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%
<b>Total Capital Fund Program</b>	<b>\$ 868,267.00</b>	<b>\$ 868,267.00</b>	<b>\$ 868,267.00</b>	<b>100.0%</b>	<b>\$ 740,212.65</b>	<b>85.3%</b>

Budgeted activities include operational transfers, playground renovation at the family sites, roof replacement at Moon Towers, and finishing 504-Phase 3 renovations at Bluebell Tower.

CFP Grant IL01P08550120 is now 100.0% obligated, and 89.0% 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%	96.2%	3	99.5%	4
	Non-emergency WO - completion time	15.0%	3.00	1.53	4	1.88	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	98.1%	3
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	10.25	3	10.88	3
	Annual Inspections - complete %	10.0%	100.0%	41.5%	1	41.5%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.35		3.35

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.0%	4	98.2%	4
	Unit-months leased (UML) - %	25.0%	98.0%	98.9%	4	100.0%	4
	Average leasing days	10.0%	5.00	2.00	4	2.59	3
	Adequacy of wait list (ratio)	10.0%	1.00	3.80	4	3.80	4
	Income targeting - % ELI admissions	10.0%	40.0%	50.0%	4	47.7%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				4.00		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	89.1%	1	108.2%	4
	Expense - Actual to Budget %	10.0%	98.0%	112.8%	1	94.8%	4
	Profit/loss	20.0%	1.00	0.84	1	1.21	4
	30-day Notice efficiency	15.0%	98.0%	86.1%	1	46.9%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	4.8%	1	4.8%	1
	Tenant collections %	10.0%	98.0%	99.0%	4	109.0%	4
	Deposit collections %	5.0%	98.0%	95.7%	3	95.7%	3
	Reserve position	15.0%	4.00	10.08	4	10.08	4
	Total category score				1.85		3.05

# PUBLIC HOUSING PROGRAM

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.60	4	39.60	4
Management assessment (MASS)	25.0%	<b>25.00</b>	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4
<b>Total category score</b>				<b>3.75</b>		<b>3.75</b>

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.7%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	101.6%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	<b>100.0%</b>	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.20	3	3.20	3
Staff development - training/development	10.0%	<b>100.0%</b>	0.0%	1	45.3%	1
Unit-turnaround time (total)	15.0%	<b>12.00</b>	9.00	4	12.48	3
<b>Total category score</b>				<b>3.05</b>		<b>2.90</b>

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Safety and security	50.0%	<b>3.00</b>	4	4	4	4
<b>Total category score</b>				<b>4.00</b>		<b>4.00</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	<b>4.00</b>	3.35	0.50	3.35	0.50
Occupancy	25.0%	<b>4.00</b>	4.00	1.00	3.90	0.98
Financial position	25.0%	<b>4.00</b>	1.85	0.46	3.05	0.76
PHAS	15.0%	<b>4.00</b>	3.75	0.56	3.75	0.56
Management operations	15.0%	<b>4.00</b>	3.05	0.46	2.90	0.44
Tenant engagement	5.0%	<b>4.00</b>	4.00	0.20	4.00	0.20
<b>Total SCORECARD</b>				<b>3.19</b>		<b>3.44</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>




# 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%	131.8%	4	102.0%	4
	Non-emergency WO - completion time	15.0%	3.00	1.02	4	2.99	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	7.00	4	11.04	3
	Annual Inspections - complete %	10.0%	100.0%	16.5%	1	16.5%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.70		3.50

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.8%	4	98.5%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	6.14	1	2.73	3
	Adequacy of wait list (ratio)	10.0%	1.00	1.31	3	1.31	3
	Income targeting - % ELI admissions	10.0%	40.0%	57.1%	4	83.3%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.60		3.80

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	97.0%	3	107.5%	4
	Expense - Actual to Budget %	10.0%	98.0%	101.6%	2	110.6%	1
	Profit/loss	20.0%	1.00	1.01	4	1.03	4
	30-day Notice efficiency	15.0%	98.0%	79.5%	1	2.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	16.9%	1	16.9%	1
	Tenant collections %	10.0%	98.0%	132.6%	4	119.2%	4
	Deposit collections %	5.0%	98.0%	96.7%	3	96.7%	3
	Reserve position	15.0%	4.00	9.04	4	9.04	4
	Total category score				2.75		2.75



# 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
<b>Total category score</b>				<b>3.75</b>		<b>3.75</b>

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	96.2%	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	23.9%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.2%	3	75.2%	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	53.3%	1
Unit-turnaround time (total)	15.0%	23.00	15.43	2	14.85	3
<b>Total category score</b>				<b>2.85</b>		<b>2.55</b>

## 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
<b>Total category score</b>				<b>4.00</b>		<b>4.00</b>

## 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	3.50	0.53
Occupancy	25.0%	4.00	3.60	0.90	3.80	0.95
Financial position	25.0%	4.00	2.75	0.69	2.75	0.69
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.85	0.43	2.55	0.38
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
<b>Total SCORECARD</b>				<b>3.33</b>		<b>3.31</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>

# 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%	92.7%	2	99.5%	4
	Non-emergency WO - completion time	15.0%	3.00	1.53	4	1.88	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	13.50	2	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				3.00		3.30

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	97.8%	3	99.1%	4
	Unit-months leased (UML) - %	25.0%	98.0%	98.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	1.00	4	2.86	3
	Adequacy of wait list (ratio)	10.0%	1.00	3.11	4	3.11	4
	Income targeting - % EI admissions	10.0%	40.0%	0.0%	1	42.9%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.45		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	93.9%	2	112.2%	4
	Expense - Actual to Budget %	10.0%	98.0%	83.0%	4	72.3%	4
	Profit/loss	20.0%	1.00	1.03	4	1.42	4
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	1.8%	2	1.8%	2
	Tenant collections %	10.0%	98.0%	105.5%	4	108.5%	4
	Deposit collections %	5.0%	98.0%	85.1%	1	85.1%	1
	Reserve position	15.0%	4.00	141.06	4	141.06	4
	Total category score				3.35		3.55

# PUBLIC HOUSING PROGRAM

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.92	4	39.92	4
Management assessment (MASS)	25.0%	<b>25.00</b>	23.00	4	23.00	4
Financial assessment (FASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4
<b>Total category score</b>				<b>4.00</b>		<b>4.00</b>

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	<b>100.0%</b>	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	<b>3.00</b>	3.15	3	3.15	3
Staff development - training/development	10.0%	<b>100.0%</b>	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	<b>100.0%</b>	17.00	2	15.29	3
<b>Total category score</b>				<b>2.85</b>		<b>3.00</b>

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	96.8%	4	84.3%	3
Safety and security	50.0%	<b>3.00</b>	3	3	3	3
<b>Total category score</b>				<b>3.50</b>		<b>3.00</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	<b>4.00</b>	3.00	0.45	3.30	0.50
Occupancy	25.0%	<b>4.00</b>	3.45	0.86	3.90	0.98
Financial position	25.0%	<b>4.00</b>	3.35	0.84	3.55	0.89
PHAS	15.0%	<b>4.00</b>	4.00	0.60	4.00	0.60
Management operations	15.0%	<b>4.00</b>	2.85	0.43	3.00	0.45
Tenant engagement	5.0%	<b>4.00</b>	3.50	0.18	3.00	0.15
<b>Total SCORECARD</b>				<b>3.35</b>		<b>3.56</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>HIGH PERFORMER</b>

# PUBLIC HOUSING PROGRAM

## PUBLIC HOUSING OCCUPANCY

Occupying our PH units is at the core of the agency's mission. Occupancy is measured in both unit days (UDL) and unit months (UML). The goal for each property is 98% for both measures.

### OCCUPANCY/VACANCY

	CURRENT PERIOD								FISCAL YEAR END							
	UDA	UDL	% OCC	% VAC	UMA	UML	% OCC	% VAC	UDA	UDL	% OCC	% VAC	UMA	UML	% OCC	% VAC
Moon Towers A	2680	2619	97.7%	2.3%	88	86	97.7%	2.3%	24200	23669	97.8%	2.2%	792	790	99.7%	0.3%
Moon Towers B	2759	2713	98.3%	1.7%	89	89	100.0%	0.0%	24475	24140	98.6%	1.4%	801	801	100.0%	0.0%
Moon Towers Total	5439	5332	98.0%	2.0%	177	175	98.9%	1.1%	48675	47809	98.2%	1.8%	1593	1591	99.9%	0.1%
Woodland Bend	2388	2352	98.5%	1.5%	77	77	100.0%	0.0%	21018	20730	98.6%	1.4%	702	702	100.0%	0.0%
Cedar Creek Place	2328	2301	98.8%	1.2%	76	76	100.0%	0.0%	20339	19950	98.1%	1.9%	684	684	100.0%	0.0%
Whispering Hollow	1302	1292	99.2%	0.8%	42	42	100.0%	0.0%	11478	11359	99.0%	1.0%	378	378	100.0%	0.0%
Family Sites Total	6018	5945	98.8%	1.2%	195	195	100.0%	0.0%	52835	52039	98.5%	1.5%	1764	1764	100.0%	0.0%
Bluebell Tower	1581	1546	97.8%	2.2%	51	50	98.0%	2.0%	14025	13893	99.1%	0.9%	459	458	99.8%	0.2%
Bluebell Tower Total	1581	1546	97.8%	2.2%	51	50	98.0%	2.0%	14025	13893	99.1%	0.9%	459	458	99.8%	0.2%
PH Program Total	13038	12823	98.4%	1.6%	423	420	99.3%	0.7%	115535	113741	98.4%	1.6%	3816	3813	99.9%	0.1%

## PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS)

Annually, each public housing program is assessed based on certain operational measures. These measures include each property and program's physical condition (PASS), management efficiency including occupancy (MASS), financial condition (FASS) and the Capital Fund Program (CFP). Based on these assessments, agency's are designated either a High Performer (90.0 – 100.0), and Standard Performer (60.0 – 89.9) or a Troubled Performer (0.0 – 59.9). This assessment is based on actual operational data for the current fiscal year.

### PUBLIC HOUSING ASSESSMENT (PHAS)

	FYE 03/31/2024 (TRENDING)				
	PASS	MASS	FASS	CFP	TOTAL
Moon Towers	39.60	21.00	25.00	10.00	<b>95.60</b>
Family Sites	38.00	21.00	25.00	10.00	<b>94.00</b>
Bluebell Tower	39.92	23.00	25.00	10.00	<b>97.92</b>
PH COMPOSITE	<b>38.90</b>	<b>21.24</b>	<b>25.00</b>	<b>10.00</b>	<b>95.14</b>

Based on current and YTD reported data, the public housing program is trending towards a designation of **HIGH PERFORMER** for FYE 2024

# 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	187	22	41	2	0	1	165	262.88
OCT	165	18	61	2	0	1	119	248.50
NOV	119	21	57	2	0	2	79	233.09
DEC	79	24	19	0	0	5	79	220.25
TOTAL		318	509	22	0	57		

### 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	26	0	0	0	0	0	6	20
MAY	20	1	5	0	0	0	9	7
JUN	7	0	0	0	0	0	2	5
JUL	5	3	1	0	0	0	0	7
AUG	7	9	0	0	0	0	1	15
SEPT	15	1	0	0	0	0	0	16
OCT	16	1	0	0	0	0	0	17
NOV	17	2	1	1	0	0	0	17
DEC	18	5	0	0	0	1	1	21
TOTAL		57	9	1	1	2	34	

# 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	210	\$ 77,215.00	\$ 87,961.00	87.78%	\$ 367.69	\$ 373.66
OCT	202	\$ 75,983.00	\$ 86,439.00	87.90%	\$ 376.15	\$ 373.91
NOV	202	\$ 77,552.00	\$ 88,267.00	87.86%	\$ 383.92	\$ 374.82
DEC	202	\$ 74,796.00	\$ 84,003.00	89.04%	\$ 370.28	\$ 374.44
TOTAL	2465	\$ 923,047.00	\$ 1,023,935.00	90.15%	\$ 374.46	

## 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	5	\$ 6,366.00	\$ 87,961.00	7.24%	\$ 1,273.20	\$ 1,120.43
OCT	5	\$ 6,439.00	\$ 86,439.00	7.45%	\$ 1,287.80	\$ 1,137.17
NOV	5	\$ 7,489.00	\$ 88,267.00	8.48%	\$ 1,497.80	\$ 1,169.95
DEC	5	\$ 6,439.00	\$ 84,003.00	7.67%	\$ 1,287.80	\$ 1,179.77
TOTAL	59	\$ 70,216.00	\$ 1,023,935.00	6.86%	\$ 1,190.10	



# 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	285	210	73.68%	\$ 768,299.00	\$ 693,594.00	\$ -	\$ 693,594.00	110.77%
OCT	285	207	72.63%	\$ 854,738.00	\$ 770,660.00	\$ -	\$ 770,660.00	110.91%
NOV	285	207	72.63%	\$ 943,008.00	\$ 847,726.00	\$ -	\$ 847,726.00	111.24%
DEC	285	207	72.63%	\$ 1,027,008.00	\$ 924,791.00	\$ -	\$ 924,791.00	111.05%

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%	<b>SEMAP FORECAST</b>	130.0	130.0	100.00%
				<b>SEMAP FORECAST</b>		<b>High Performer</b>	

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


# AFFORDABLE HOUSING PRESERVATION (AHP)


## AFFORDABLE HOUSING PRESERVATION (AHP)

### 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%	86.7%	1	98.2%	4
	Non-emergency WO - completion time	15.0%	2.00	4.62	3	4.54	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	21.00	1	21.00	1
	Annual Inspections - complete %	10.0%	100.0%	85.4%	1	85.4%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				2.50		2.95

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.7%	4	99.5%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	3.50	3	3.00	3
	Adequacy of wait list (ratio)	15.0%	1.00	3.65	4	3.65	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				3.85		3.85

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	102.0%	4	98.8%	3
	Expense - Actual to Budget %	10.0%	98.0%	92.4%	4	87.3%	4
	Profit/loss	20.0%	1.00	0.98	3	1.00	4
	14-day Notice efficiency	15.0%	98.0%	94.2%	2	25.0%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.3%	4	0.3%	4
	Tenant collections %	10.0%	98.0%	100.7%	4	98.5%	4
	Deposit collections %	5.0%	98.0%	98.5%	3	98.5%	3
	Reserve position	15.0%	4.00	3.33	3	3.33	3
	Total category score				3.30		3.25



# AFFORDABLE HOUSING PRESERVATION (AHP)

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.20	4	39.20	4
Management assessment (MASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	<b>25.00</b>	20.78	3	20.78	3
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4
<b>Total category score</b>				<b>3.75</b>		<b>3.75</b>

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	<b>100.0%</b>	94.3%	4	97.1%	4
50058/50059 submissions	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	0.0%	<b>100.0%</b>	75.0%	1	75.0%	1
Tenant file review compliance	20.0%	<b>100.0%</b>	105.8%	4	97.8%	3
Pest control program effectiveness	20.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	<b>3.00</b>	3.70	4	3.70	4
Staff development - training/development	5.0%	<b>100.0%</b>	37.5%	1	39.6%	1
Unit-turnaround time (total)	30.0%	<b>100.0%</b>	19.50	2	13.29	3
<b>Total category score</b>				<b>3.25</b>		<b>3.35</b>

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	72.6%	2	91.1%	4
Safety and security	50.0%	<b>3.00</b>	6	4	6	4
<b>Total category score</b>				<b>3.00</b>		<b>4.00</b>

## SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	<b>4.00</b>	2.50	0.38	2.95	0.44
Occupancy	25.0%	<b>4.00</b>	3.85	0.96	3.85	0.96
Financial position	25.0%	<b>4.00</b>	3.30	0.83	3.25	0.81
PHAS	15.0%	<b>4.00</b>	3.75	0.56	3.75	0.56
Management operations	15.0%	<b>4.00</b>	3.25	0.49	3.35	0.50
Tenant engagement	5.0%	<b>4.00</b>	3.00	0.15	4.00	0.20
<b>Total SCORECARD</b>				<b>3.36</b>		<b>3.48</b>
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>


# 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%	80.6%	1	97.6%	3
	Non-emergency WO - completion time	15.0%	3.00	9.48	1	6.44	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	21.50	1	21.50	1
	Annual Inspections - complete %	10.0%	100.0%	84.3%	1	84.3%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				2.20		2.65

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.5%	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	5.50	1	3.73	3
	Adequacy of wait list (ratio)	10.0%	1.00	13.89	4	13.89	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				3.70		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	107.9%	4	100.6%	4
	Expense - Actual to Budget %	10.0%	98.0%	99.1%	4	87.2%	4
	Profit/loss	20.0%	1.00	1.03	4	1.09	4
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	1.3%	3	1.3%	3
	Tenant collections %	10.0%	98.0%	106.4%	4	100.3%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	-4.89	1	-4.89	1
	Total category score				3.40		3.40

# AFFORDABLE HOUSING PRESERVATION (AHP)

## PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	<b>40.00</b>	39.20	4	39.20	4
Management assessment (MASS)	25.0%	<b>25.00</b>	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	<b>25.00</b>	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	<b>10.00</b>	10.00	4	10.00	4
<b>Total category score</b>				<b>3.25</b>		<b>3.25</b>

## MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	<b>100.0%</b>	94.3%	4	96.2%	4
50058/50059 submissions	5.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Community service compliance	0.0%	<b>100.0%</b>	100.0%	4	100.0%	4
EIV compliance	10.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	<b>100.0%</b>	12.5%	1	100.5%	4
Pest control program effectiveness	15.0%	<b>100.0%</b>	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	<b>3.00</b>	3.70	4	3.70	4
Staff development - training/development	5.0%	<b>100.0%</b>	37.5%	1	39.6%	1
Unit-turnaround time (total)	30.0%	<b>100.0%</b>	27.00	1	12.00	4
<b>Total category score</b>				<b>2.50</b>		<b>3.85</b>

## TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	<b>100.0%</b>	83.2%	3	81.4%	3
Safety and security	50.0%	<b>3.00</b>	6	4	6	4
<b>Total category score</b>				<b>3.50</b>		<b>3.50</b>

## SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	<b>4.00</b>	2.20	0.33	2.65	0.40
Occupancy	25.0%	<b>4.00</b>	3.70	0.93	3.90	0.98
Financial position	25.0%	<b>4.00</b>	3.40	0.85	3.40	0.85
PHAS	15.0%	<b>4.00</b>	3.25	0.49	3.25	0.49
Management operations	15.0%	<b>4.00</b>	2.50	0.38	3.85	0.58
Tenant engagement	5.0%	<b>4.00</b>	3.50	0.18	3.50	0.18
<b>Total SCORECARD</b>				3.14		3.46
<b>DESIGNATION</b>				<b>STANDARD</b>		<b>STANDARD</b>

# AGENCY VISION

## AGENCY VISION

### WHO WE ARE.

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

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

### WHAT WE DO.

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

### WHO WE SERVE.

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

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





**Jack P. Ball, Esq.**  
Attorney at Law

A Professional Corporation

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January 30, 2024

Knox County Housing Authority  
Board of Commissioners

Attorneys Report:

1. Review file, prepare summons, complaint, exhibits, affidavit, file and appear in the following FED cases<sup>1</sup>:

Ashley Vickers (563 Iowa Ave.)	1 <sup>st</sup> Appr. - CT 02/01/24
Annalisa Wagoner (1577 McKnight St.)	1 <sup>st</sup> Appr. - STO
Tosha Bornsen (505 Iowa Ct.)	1 <sup>st</sup> Appr. - CD
Travis Campbell (300 N. Jefferson St. #207)	1 <sup>st</sup> Appr. - CT 02/01/24 Repayment Agr. Signed
Biannca Johnson (1991 E. Knox St.)	1 <sup>st</sup> Appr. - CD
Darren Crowell (170 S. West St. @823)	1 <sup>st</sup> Appr. - CD
Destiny Dixon (36 Iowa Ave.)	1 <sup>st</sup> Appr. - JD
Jessica Anthony (1587 McKnight St.)	1 <sup>st</sup> Appr. - JD
Cameron Ambrose (170 S. West St. #113)	1 <sup>st</sup> Appr. - JD
Brilee Steilow (1584 McKnight St.)	1 <sup>st</sup> Appr. - CD
Smokey Shumaker (472 Iowa Ave.)	1 <sup>st</sup> Appr. - JD
Ashley May (1533 McKnight St.)	1 <sup>st</sup> Appr. - JD

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<sup>1</sup> 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.

Chante Morrison (510 Michigan Ave.)	1 <sup>st</sup> Appr. - CD
Carmen Knight (1597 McKnight St.)	1 <sup>st</sup> Appr. - CD
Raven Harris (1525 McKnight St.)	1 <sup>st</sup> Appr. - CD
Jason Cole (300 N. Jefferson St.)	1 <sup>st</sup> Appr. - JD
Aaron Jensen (255 W. Tompkins St. #1104)	1 <sup>st</sup> Appr. - 02/01/24
Jodi Melton (255 W. Tompkins St. #405)	1 <sup>st</sup> Appr. - 02/01/24
Thomas Anderson (170 S. West St. #816)	1 <sup>st</sup> Appr. - 02/01/24
Lynda Mesecher (170 S. West St. #216)	1 <sup>st</sup> Appr. - 02/01/24

2. Review monthly board packet and attend monthly meeting.

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