

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
2/27/2024
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
<input type="checkbox"/> LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 12-2023 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 12-2023 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 162,546.98
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 140,036.83
<input type="checkbox"/> Sara Robison	Family:	\$ 144,677.97
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 23,347.26
<u>Excused:</u>	HCV:	\$ 104,589.77
	Brentwood:	\$ 31,910.90
	Prairieland:	\$ 29,223.06
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 8,515.91
	Capital Fund 2022:	\$ 317,519.49
	Capital Fund 2023:	\$ 0.00

Public Comment	Open
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Old Business	None
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New Business	None
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board agenda

Reports

Executive Director's Report – 01-2024

Derek Antoine

KCHA Legal Counsel Report – 02-2024

Jack Ball

Other Business

None

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
February 6, 2024**

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 4:25 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 Carson made a motion to approve the previous meeting minutes as presented; Commissioner Robison seconded. Roll call was taken as follows:

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

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the December 2023 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for December 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.

December 2023 claims against the HA Administration in the sum of \$737,711.04; Central Office Cost Center in the sum of \$185,163.13; Moon Towers in the sum of \$98,967.87; Family in the sum of \$104,388.19; Bluebell in the sum of \$23,924.93; Housing Choice Voucher Program in the sum of \$107,342.36; Brentwood (A.H.P.) in the sum of \$38,206.14; Prairieland (A.H.P.) in the sum of \$33,107.90; 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 \$5,432.25; and Capital Fun '23 in the sum of \$141,178.27 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for September 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 Change Order 1 to Hein Construction - 504 Modification Phase 4. Mr. Antoine stated that this is a no cost change order and extends the contract time 139 days to 04/30/2024. Attached to the Board memo was the letter requesting the extension. Alliance Architecture reviewed and approved the change order. After brief discussion, Commissioner Riley made a motion to approve Change Order 1 to Hein Construction - 504 Modification Phase 4 to extend the contract end date by 139 days to 04/30/2024; 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 2024-01 Q3 Uncollectible Debt Charge-Offs FYE 03-31-2024. After brief discussion, Commissioner Riley made a motion to approve Resolution 2024-01 Q3 Uncollectible Debt Charge-Offs FYE 03-31-2024 in the amount of \$13,613.69; 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 #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 Selection of Broker for Group Medical/Vision/Dental Broker Services - CY 2024. Mr. Antoine

referred to the memo and reviewed the broker RFP and selection process. After brief discussion, Commissioner Carson made a motion to approve Selection of CBIZ Employee Benefits Consulting Services as Broker for Group Medical/Vision/Dental Broker Services - CY 2024; 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 Provider/Rates for Employee Group Medical/Dental/Vision CY 2024. Mr. Antoine referred to the memo that outlined pricing and his recommendation to renew the current plans administered by Blue Cross Blue Shield and Delta Dental/Vision. After brief discussion, Commissioner Carson made a motion to approve the renewal of Blue Cross Blue Shield and Delta Dental/Vision for CY 2024 at the approved agency cost rates utilized for Cy 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.

REPORTS

Mr. Antoine provided the Executive Director Report in the board packet. He said that there was a new section for Occupancy and PHAS. There were no questions about the report.

Mr. Ball reviewed the Legal Counsel Report. He also provided an explanation of the Court-Based Rental Assistance Program.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting adjourned by consensus at 4:49 p.m.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Jan-24</u>	<u>Current YTD</u>		
Operating Income	\$123,223.24	\$1,361,887.84		
Operating Expenses	\$159,157.23	\$1,435,482.09		
Net Revenue Income/(Loss)	(\$35,933.99)	(\$73,594.25)	COCC - Cash, Investments, A/R, & A/P	\$825,543
<hr/>				
<u>MOON TOWERS</u>	<u>Jan-24</u>	<u>Current YTD</u>		
Operating Income	\$86,324.50	\$990,455.30	Moon - Cash, Investments, A/R, & A/P	\$ 772,311
Operating Expenses	\$140,093.81	\$888,427.01	Minimum Reserve Position	\$ 394,856
Net Revenue Income/(Loss)	(\$53,769.31)	\$102,028.29	Over/(Under) Minimum Reserve Position	\$377,454
<hr/>				
<u>FAMILY SITES</u>	<u>Jan-24</u>	<u>Current YTD</u>		
Operating Income	\$104,311.72	\$1,161,175.47	Family - Cash, Investments, A/R, & A/P	\$ 986,017
Operating Expenses	\$144,677.97	\$1,167,114.05	Minimum Reserve Position	\$ 518,717
Net Revenue Income/(Loss)	(\$40,366.25)	(\$5,938.58)	Over/(Under) Minimum Reserve Position	\$467,300
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<u>BLUEBELL</u>	<u>Jan-24</u>	<u>Current YTD</u>		
Operating Income	\$25,471.67	\$291,474.00	Bluebell - Cash, Investments, A/R, & A/P	\$ 290,556
Operating Expenses	\$23,347.26	\$210,887.95	Minimum Reserve Position	\$ 93,728
Net Revenue Income/(Loss)	\$2,124.41	\$80,586.05	Over/(Under) Minimum Reserve Position	\$196,828

Monthly Notes:

- For income: COCC received \$47,3819.62 from maintenance charges along with \$74,609.87 in fees: \$41,839.35 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 \$129,826 in subsidy from HUD with Moon Towers receiving \$45,976; Family \$75,169; and Bluebell \$8,681.
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- Expenses worth noting for the month was warming shelter payrolls and expenses (which the agency expects to receive \$50,728.15 from the city for reimbursement for November, December, and January expenses), paid audit bill, paid \$6,710 for Physical Needs Assessment for BW & PL, paid annual Nelrod Consortium, payments to repair elevator cables totaling \$30,046.05, asbestos removal and new flooring at Moon and Family, and installation of furnaces at Family.
- COCC, Moon, and Family ended up in the red for the month with Moon and Bluebell remaining in the black year-to-date.

AHP

<u>BRENTWOOD</u>	<u>Jan-24</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Jan-24</u>	<u>Current YTD</u>
Operating Income	\$37,615.78	\$369,399.65	Operating Income	\$33,380.46	\$325,646.03
Operating Expenses	\$33,114.75	\$364,046.76	Operating Expenses	\$29,878.06	\$297,059.51
Net Revenue Income/(Loss)	\$4,501.03	\$5,352.89	Net Revenue Income/(Loss)	\$3,502.40	\$28,586.52
Brentwood's Cash, Investments, A/R, & A/P	\$ 532,142.32		Prairieland's Cash, Investments, A/R, & A/P	\$ (137,999.67)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 396,409.80		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 270,997.34	
BW's Available Cash	\$ 135,732.52		PL's Available Cash	\$132,997.67	

Monthly Notes:

- For Income: Brentwood received \$36,959.25 in tenant income and Prairieland's received \$28,227 in tenant income.
- For expenses, it was a standard month for both Brentwood and Prairieland.
- Overall, both were in the black for the month and both remain in the black year-to-date.

HOUSING CHOICE VOUCHERS (HCV)

<u>ADMINISTRATIVE</u>	<u>Jan-24</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Jan-24</u>	<u>Current YTD</u>
Operating Income	\$13,656.09	\$153,364.94	Operating Income	\$82,954.00	\$852,039.00
Operating Expenses	\$21,041.56	\$189,486.23	Operating Expenses	\$83,584.20	\$871,240.50
Net Revenue Income/(Loss)	(\$7,385.47)	(\$36,121.29)	Net Revenue Income/(Loss)	(\$630.20)	(\$19,201.50)
Unrestricted Net Position (UNP)			Restricted Net Position (RNP)		
Prior Month Balance		(\$3,785.50)	Prior Month Balance	\$	(5,945.00)
Investment in Fixed Assets			Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)		-\$7,345.47	Monthly HCV HAP Revenue - Gain/(Loss)		(\$396.00)
Transfer to NRP or Adjustment			Adjustment/Transfer from COCC or UNP		
UNP Ending Balance Per VMS		(\$11,130.97)	RNP Ending Balance per VMS	\$	(6,341.00)

Monthly Notes:

- HCV received \$13,649 in admin fee subsidy from HUD and shows an decrease in revenue of \$7,385.47 for the month with unrestricted net position showing a balance of (\$11,130.97) which will be offset by COCC.

Monthly Notes:

- HCV received \$82,954 in HAP subsidy and had a decrease in revenue of \$630.20. Restricted Net Position shows a balance of (\$6,341). 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>Jan-24</u>	<u>Current YTD</u>	<u>HAP</u>	<u>Jan-24</u>	<u>Current YTD</u>
Operating Income	\$ 979.00	\$ 8,805.00	Operating Income	\$ 10,601.00	\$ 60,594.00
Operating Expenses	\$ 533.34	\$ 5,554.74	Operating Expenses	\$ 7,434.00	\$ 71,980.00
Net Revenue Income/(Loss)	\$445.66	\$3,250.26	Net Revenue Income/(Loss)	\$3,167.00	(\$11,386.00)
EHV (UNP)			EHV (RNP)		
Prior Month Balance	\$	19,832.42	Prior Month Balance	\$	(10,428.00)
Monthly EHV Admin Revenue - Gain/(Loss)	\$	445.66	Monthly EHV HAP Revenue - Gain/(Loss)	\$	3,167.00
EHV UNP Ending Balance		\$20,278.08	RNP Ending Balance per VMS		-\$7,261.00

Monthly Notes:

- EHV received \$979 in admin fee subsidy from HUD and had an increase in revenue of \$445.66 for the month.

Monthly Notes:

- EHV received \$10,601 in HAP subsidy and had a increase in revenue of \$3,167 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Jan-24</u>	<u>Historical</u>
Moon Towers	\$ 6,380.84	\$ 108,552.39
Family Sites	\$ 4,098.35	\$ 301,125.07
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,486.74
Prairieland	\$ 2,556.50	\$ 47,544.18
Housing Choice Voucher	\$ 578.00	\$ 45,567.48
Total	\$ 13,613.69	\$ 547,883.14

Tenant Online Payments

<u>Property Sites</u>	<u>Jan-24</u>	<u>FYE 2024</u>
Moon Towers	\$ 2,989.75	\$ 33,097.75
Family Sites	\$ 8,491.51	\$ 61,966.81
Bluebell	\$ 1,277.00	\$ 10,010.00
Brentwood	\$ 5,759.00	\$ 55,169.00
Prairieland	\$ 3,950.00	\$ 35,522.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 22,467.26	\$ 202,826.56

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Jan-24</u>	<u>Historical</u>
Moon Towers	\$ 329.65	\$ 9,935.15
Family Sites	\$ 8.92	\$ 83,738.53
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 338.57	\$ 127,426.48

Monthly Bad Debt Reported \$13,613.69
Historical Bad Debt \$1,156,840.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$127,426.48	\$ 31,566.60
	13.74%	2.73%

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	150.00	150.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,839.35	-45,700.00	3,860.65	-457,000.00	-416,519.83	-548,400.00	-24.05
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-126,247.50	-100,000.00	-151,497.00	-33.99
Total Line 70710	-41,839.35	-58,324.75	16,485.40	-583,247.50	-516,519.83	-699,897.00	-26.20
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
Total Line 70720	-4,240.00	-4,240.00	0.00	-42,400.00	-42,400.00	-50,880.00	-16.67
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,790.00	-5,822.00	32.00	-58,220.00	-57,892.50	-69,864.00	-17.14
Total Line 70730	-5,790.00	-5,822.00	32.00	-58,220.00	-57,892.50	-69,864.00	-17.14
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-720.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	-300.52	0.00	-300.52	0.00	-300.52	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-106,000.00	-106,000.00	-127,200.00	-16.67
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-58,950.00	-58,900.00	-70,740.00	-16.74
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-45,250.00	-41,230.00	-54,300.00	-24.07
Total Line 70750	-22,740.52	-21,020.00	-1,720.52	-210,200.00	-207,150.52	-252,240.00	-17.88
70700 TOTAL FEE REVENUE	-74,609.87	-89,406.75	14,796.88	-894,067.50	-823,962.85	-1,072,881.00	-23.20
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-793.23	-20.83	-772.40	-208.30	-7,417.89	-250.00	2,867.16
10-1-000-000-3610.023 Interest Income - HRA	-0.52	0.00	-0.52	0.00	-2.46	0.00	
Total Line 71100	-793.75	-20.83	-772.92	-208.30	-7,420.35	-250.00	2,868.14
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-2,000.00	-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	-47,819.62	0.00	-47,819.62	0.00	-283,198.73	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-18,333.30	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-21,250.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-91.70	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-48,458.30	-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	-12,208.30	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-16,375.00	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-36,000.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-2,500.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-48,541.70	-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	-279,125.00	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-300.00	-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	-47,819.62	-48,518.33	698.71	-485,183.30	-530,504.64	-582,220.00	-8.88
TOTAL OTHER REVENUE	-48,613.37	-48,539.16	-74.21	-485,391.60	-537,924.99	-582,470.00	-7.65
70000 TOTAL REVENUE	-123,223.24	-137,945.91	14,722.67	-1,379,459.10	-1,361,887.84	-1,655,351.00	-17.73

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-000-4110.000 Admin Salaries	35,182.50	37,000.00	-1,817.50	370,000.00	371,769.50	444,000.00	-16.27
10-1-001-000-4110.000 Warm Shelter Salaries	12,954.00	3,583.33	9,370.67	35,833.30	39,650.00	43,000.00	-7.79
Total Line 91100	48,136.50	40,583.33	7,553.17	405,833.30	411,419.50	487,000.00	-15.52
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	3,000.00	250.00	2,750.00	2,500.00	3,000.00	3,000.00	0.00
Total Line 91200	3,000.00	250.00	2,750.00	2,500.00	3,000.00	3,000.00	0.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	833.30	457.09	1,000.00	-54.29
Total Line 91400	0.00	83.33	-83.33	833.30	457.09	1,000.00	-54.29
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,534.06	12,058.33	475.73	120,583.30	133,853.52	144,700.00	-7.50
10-1-000-000-4110.550 Benefit - Life Ins.	580.03	550.00	30.03	5,500.00	5,799.12	6,600.00	-12.13
10-1-001-000-4110.500 Warm Shelter Benefits	1,101.15	541.67	559.48	5,416.70	3,194.02	6,500.00	-50.86
Total Line 91500	14,215.24	13,150.00	1,065.24	131,500.00	142,846.66	157,800.00	-9.48
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	8,333.30	1,835.31	10,000.00	-81.65
10-1-000-000-4180.000 Telephone	912.89	625.00	287.89	6,250.00	5,374.72	7,500.00	-28.34
10-1-000-000-4190.000 Other Sundry	470.00	1,000.00	-530.00	10,000.00	2,380.05	12,000.00	-80.17
10-1-000-000-4190.050 Office Rent Exp	1,200.00	600.00	600.00	6,000.00	5,550.00	7,200.00	-22.92
10-1-000-000-4190.100 Postage	774.57	250.00	524.57	2,500.00	1,571.45	3,000.00	-47.62
10-1-000-000-4190.200 Office Supplies	95.60	166.67	-71.07	1,666.70	1,055.39	2,000.00	-47.23
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,666.70	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	22.24	62.50	-40.26	625.00	1,153.71	750.00	53.83
10-1-000-000-4190.400 Printing	52.96	100.00	-47.04	1,000.00	376.28	1,200.00	-68.64
10-1-000-000-4190.401 Printing Supplies	284.09	150.00	134.09	1,500.00	961.04	1,800.00	-46.61
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	2,000.00	1,673.82	2,400.00	-30.26
10-1-000-000-4190.550 Computers	482.99	166.67	316.32	1,666.70	4,939.76	2,000.00	146.99
10-1-000-000-4190.600 Publications	227.35	208.30	206.52	208.30	227.35	250.00	-9.06
10-1-000-000-4190.700 Member Dues/Fees	375.00	250.00	125.00	2,500.00	8,700.83	3,000.00	190.03
10-1-000-000-4190.800 Internet Services	219.05	250.00	-30.95	2,500.00	2,116.76	3,000.00	-29.44
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	15,000.00	3,138.00	18,000.00	-82.57
Total Line 91600	5,302.72	6,341.67	-1,038.95	63,416.70	41,789.52	76,100.00	-45.09
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	8,000.00	7,200.00	9,600.00	-25.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	8,000.00	7,200.00	9,600.00	-25.00
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	0.00	1,000.00	-1,000.00	10,000.00	11,533.75	12,000.00	-3.89
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	7,500.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	66.16	0.00	66.16	0.00	792.29	0.00	
Total Line 91800	66.16	1,750.00	-1,683.84	17,500.00	13,441.44	21,000.00	-35.99
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	618.48	200.00	418.48	2,000.00	4,428.76	2,400.00	84.53
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	2,500.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	10,807.28	0.00	10,807.28	0.00	27,671.81	0.00	
10-1-000-000-4190.950 Background Verif	12.62	0.00	12.62	0.00	174.82	0.00	

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Knox County Housing Authority
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	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	250.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	1,508.05	266.67	1,241.38	2,666.70	25,024.37	3,200.00	682.01
Total Line 91900	12,946.43	741.67	12,204.76	7,416.70	57,241.73	8,900.00	543.17
91000 TOTAL OPERATING EXPENSE - Admin	84,467.05	63,700.00	20,767.05	637,000.00	677,395.94	764,400.00	-11.38
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	19.72	25.00	-5.28	250.00	182.84	300.00	-39.05
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	150.00	139.39	180.00	-22.56
10-1-000-000-4320.000 Electric	221.05	375.00	-153.95	3,750.00	2,578.75	4,500.00	-42.69
10-1-000-000-4330.000 Gas	428.48	200.00	228.48	2,000.00	1,137.49	2,400.00	-52.60
Total Line 93100, 93200, 93300, 93600	683.74	615.00	68.74	6,150.00	4,038.47	7,380.00	-45.28
93000 TOTAL UTILITIES EXPENSES	683.74	615.00	68.74	6,150.00	4,038.47	7,380.00	-45.28
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	36,990.00	38,166.67	-1,176.67	381,666.70	395,549.26	458,000.00	-13.64
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	52,583.30	57,230.60	63,100.00	-9.30
10-1-000-000-4410.100 Maint Labor - OT	2,630.54	1,575.00	1,055.54	15,750.00	15,939.98	18,900.00	-15.66
Total Line 94100	45,005.14	45,000.00	5.14	450,000.00	468,719.84	540,000.00	-13.20
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	100.00	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	144.22	20.83	123.39	208.30	688.70	250.00	175.48
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	208.30	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	121.18	33.33	87.85	333.30	453.30	400.00	13.33
Total Line 94200	265.40	84.99	180.41	849.90	3,486.59	1,020.00	241.82
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	37.50	54.90	375.00	369.60	450.00	-17.87
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	202.48	0.00	202.48	0.00	202.48	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	416.70	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	294.88	79.17	215.71	791.70	1,302.58	950.00	37.11
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,952.70	13,375.00	2,577.70	133,750.00	152,452.65	160,500.00	-5.01
10-1-000-000-4410.510 Maint Admin Benefits	2,627.20	2,625.00	2.20	26,250.00	26,601.71	31,500.00	-15.55
Total Line 94500	18,579.90	16,000.00	2,579.90	160,000.00	179,054.36	192,000.00	-6.74
94000 TOTAL MAINTENANCE EXPENSE	64,145.32	61,164.16	2,981.16	611,641.60	652,563.37	733,970.00	-11.09

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Knox County Housing Authority
FDS Income Statement - COCC
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,166.67	-196.17	41,666.70	43,675.50	50,000.00	-12.65
10-1-000-000-4481.500 Safety/Security Benefits	2,288.14	2,375.00	-86.86	23,750.00	23,483.61	28,500.00	-17.60
Total Line 95100	6,258.64	6,541.67	-283.03	65,416.70	67,159.11	78,500.00	-14.45
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	132.97	75.00	57.97	750.00	1,488.34	900.00	65.37
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	132.97	75.00	57.97	750.00	1,488.34	900.00	65.37
95000 TOTAL PROTECTIVE SERVICES EXP	6,391.61	6,616.67	-225.06	66,166.70	68,647.45	79,400.00	-13.54
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	118.39	98.00	20.39	980.00	971.14	1,176.00	-17.42
10-1-000-000-4510.020 Liability Insurance	36.90	37.50	-0.60	375.00	364.68	450.00	-18.96
10-1-000-000-4510.030 Work Comp Insurance	2,561.73	2,355.00	206.73	23,550.00	23,354.97	28,260.00	-17.36
Total Line 96110, 96120, 96130	2,717.02	2,490.50	226.52	24,905.00	24,690.79	29,886.00	-17.38
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	16.12	16.00	0.12	160.00	149.77	192.00	-21.99
10-1-000-000-4510.025 PE & PO Insurance	686.37	750.00	-63.63	7,500.00	7,222.80	9,000.00	-19.75
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	510.00	500.00	612.00	-18.30
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	752.49	817.00	-64.51	8,170.00	7,872.57	9,804.00	-19.70
96100 TOTAL INSURANCE PREMIUM EXP	3,469.51	3,307.50	162.01	33,075.00	32,563.36	39,690.00	-17.96
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	4,166.70	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	159,157.23	135,820.00	23,337.23	1,358,200.00	1,435,208.59	1,629,840.00	-11.94
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	35,933.99	-2,125.91	38,059.90	-21,259.10	73,320.75	-25,511.00	-387.41

MISCELLANEOUS EXPENSE

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Knox County Housing Authority
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	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	7,650.00	7,605.00	9,180.00	-17.16
Total Line 97400	760.50	765.00	-4.50	7,650.00	7,605.00	9,180.00	-17.16
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	7,650.00	7,605.00	9,180.00	-17.16
90000 TOTAL EXPENSES	159,917.73	136,585.00	23,332.73	1,365,850.00	1,443,087.09	1,639,020.00	-11.95
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfer-In between Program & Project							
10-1-000-000-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer-Out between Program & Project							
10-1-000-000-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	36,694.49	-1,360.91	38,055.40	-13,609.10	81,199.25	-16,331.00	-597.21

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,770.00	1,770.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-33,744.00	-33,583.33	-160.67	-335,833.30	-368,144.00	-403,000.00	-8.65
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-33,744.00	-33,583.33	-160.67	-335,833.30	-368,144.00	-403,000.00	-8.65
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	-2,916.70	346.88	-3,500.00	-109.91
10-1-000-001-3690.100 Late Fees	-575.00	-375.00	-200.00	-3,750.00	-5,336.00	-4,500.00	18.58
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	-41.70	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-3,116.60	-1,041.67	-2,074.93	-10,416.70	-10,846.51	-12,500.00	-13.23
10-1-000-001-3690.160 Vending Machine Inc	-91.17	-125.00	33.83	-1,250.00	-900.50	-1,500.00	-39.97
10-1-000-001-3690.180 Labor	-762.00	-1,000.00	238.00	-10,000.00	-8,620.06	-12,000.00	-28.17
10-1-000-001-3690.200 Materials	-98.25	-300.00	201.75	-3,000.00	-2,001.38	-3,600.00	-44.41
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-4,643.02	-3,137.51	-1,505.51	-31,375.10	-27,357.57	-37,650.00	-27.34
70500 TOTAL TENANT REVENUE	-38,387.02	-36,720.84	-1,666.18	-367,208.40	-395,501.57	-440,650.00	-10.25
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-45,976.00	-47,495.83	1,519.83	-474,958.30	-482,683.00	-569,950.00	-15.31
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	-45,976.00	-47,495.83	1,519.83	-474,958.30	-482,683.00	-569,950.00	-15.31
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-83,333.30	-100,000.00	-100,000.00	0.00
Total Line 10010	0.00	-8,333.33	8,333.33	-83,333.30	-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	-1,361.48	-20.83	-1,340.65	-208.30	-9,720.73	-250.00	3,788.29
Total Line 71100	-1,361.48	-20.83	-1,340.65	-208.30	-9,720.73	-250.00	3,788.29
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-600.00	-300.00	-300.00	-3,000.00	-2,550.00	-3,600.00	-29.17
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-600.00	-300.00	-300.00	-3,000.00	-2,550.00	-3,600.00	-29.17
70000 TOTAL REVENUE	-86,324.50	-92,870.83	6,546.33	-928,708.30	-990,455.30	-1,114,450.00	-11.13

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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 %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	6,855.30	6,166.67	688.63	61,666.70	72,885.42	74,000.00	-1.51
10-1-000-001-4110.200 Admin Exp - Amps	109.28	0.00	109.28	0.00	109.28	0.00	
Total Line 91100	6,964.58	6,166.67	797.91	61,666.70	72,994.70	74,000.00	-1.36
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	3,150.00	254.17	2,895.83	2,541.70	3,150.00	3,050.00	3.28
Total Line 91200	3,150.00	254.17	2,895.83	2,541.70	3,150.00	3,050.00	3.28
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,293.88	13,681.00	-387.12	136,810.00	134,020.86	164,172.00	-18.37
Total Line 91300	13,293.88	13,681.00	-387.12	136,810.00	134,020.86	164,172.00	-18.37
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,290.00	1,328.00	-38.00	13,280.00	13,005.00	15,936.00	-18.39
Total Line 91310	1,290.00	1,328.00	-38.00	13,280.00	13,005.00	15,936.00	-18.39
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,865.66	2,083.33	782.33	20,833.30	29,771.75	25,000.00	19.09
Total Line 91500	2,865.66	2,083.33	782.33	20,833.30	29,771.75	25,000.00	19.09
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	166.67	-166.67	1,666.70	0.00	2,000.00	-100.00
10-1-000-001-4180.000 Telephone	451.69	270.83	180.86	2,708.30	2,780.70	3,250.00	-14.44
10-1-000-001-4190.100 Postage	81.24	66.67	14.57	666.70	708.39	800.00	-11.45
10-1-000-001-4190.200 Office Supplies	148.07	58.33	89.74	583.30	746.55	700.00	6.65
10-1-000-001-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	1,000.00	952.90	1,200.00	-20.59
10-1-000-001-4190.400 Printing	52.96	83.33	-30.37	833.30	52.96	1,000.00	-94.70
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	906.70	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	2,500.00	1,659.79	3,000.00	-44.67
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	40.00	8.33	31.67	83.30	850.00	100.00	750.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	1,041.70	870.23	1,250.00	-30.38
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	416.70	3,226.27	500.00	545.25
Total Line 91600	1,009.07	1,240.67	-231.60	12,406.70	12,158.25	14,888.00	-18.34
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	750.00	0.00	900.00	-100.00
Total Line 91800	0.00	75.00	-75.00	750.00	2,415.05	900.00	168.34
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	32.19	29.17	3.02	291.70	1,158.63	350.00	231.04
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	100.32	0.00	
10-1-000-001-4120.700 Mental Health Fee	1,770.00	1,770.00	0.00	17,700.00	12,390.00	21,240.00	-41.67
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	166.70	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	362.44	350.00	12.44	3,500.00	6,884.36	4,200.00	63.91
Total Line 91900	2,164.63	2,165.84	-1.21	21,658.40	22,094.05	25,990.00	-14.99
91000 TOTAL OPERATING EXPENSE - Admin	30,737.82	26,994.68	3,743.14	269,946.80	289,609.66	323,936.00	-10.60

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-001-4120.200 Asset Mngt Fee Exp	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
Total Line 92000	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>21,240.00</u>	<u>-16.67</u>
92000 TOTAL ASSET MANAGEMENT FEE	<u>1,770.00</u>	<u>1,770.00</u>	<u>0.00</u>	<u>17,700.00</u>	<u>17,700.00</u>	<u>21,240.00</u>	<u>-16.67</u>
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	875.00	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	20.83	-20.83	208.30	35.64	250.00	-85.74
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	416.70	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	2,500.00	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>4,000.00</u>	<u>416.95</u>	<u>4,800.00</u>	<u>-91.31</u>
92500 TOTAL TENANT SERVICES EXPENSE	<u>0.00</u>	<u>400.00</u>	<u>-400.00</u>	<u>4,000.00</u>	<u>416.95</u>	<u>4,800.00</u>	<u>-91.31</u>
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,335.31	1,458.33	-123.02	14,583.30	13,753.71	17,500.00	-21.41
10-1-000-001-4315.000 Sewer	3,857.94	3,291.67	566.27	32,916.70	37,718.33	39,500.00	-4.51
10-1-000-001-4320.000 Electric	1,977.04	2,666.67	-689.63	26,666.70	24,497.49	32,000.00	-23.45
10-1-000-001-4330.000 Gas	10,283.25	4,333.33	5,949.92	43,333.30	23,967.56	52,000.00	-53.91
Total Line 93100, 93200, 93300, 93600	<u>17,453.54</u>	<u>11,750.00</u>	<u>5,703.54</u>	<u>117,500.00</u>	<u>99,937.09</u>	<u>141,000.00</u>	<u>-29.12</u>
93000 TOTAL UTILITIES EXPENSES	<u>17,453.54</u>	<u>11,750.00</u>	<u>5,703.54</u>	<u>117,500.00</u>	<u>99,937.09</u>	<u>141,000.00</u>	<u>-29.12</u>
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.200 Maint Labor - Fee	4,425.00	4,425.00	0.00	44,250.00	44,250.00	53,100.00	-16.67
Total Line 94100	<u>4,425.00</u>	<u>4,425.00</u>	<u>0.00</u>	<u>44,250.00</u>	<u>44,250.00</u>	<u>53,100.00</u>	<u>-16.67</u>
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	333.30	128.75	400.00	-67.81
10-1-000-001-4420.020 Heating&Cooling Supp	82.14	500.00	-417.86	5,000.00	136.77	6,000.00	-97.72
10-1-000-001-4420.030 Snow Removal Supplies	17.84	25.00	-7.16	250.00	185.77	300.00	-38.08
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	13.44	208.33	-194.89	2,083.30	11,287.35	2,500.00	351.49
10-1-000-001-4420.070 Electrical Supplies	70.87	100.00	-29.13	1,000.00	608.37	1,200.00	-49.30
10-1-000-001-4420.080 Plumbing Supplies	69.39	125.00	-55.61	1,250.00	1,178.10	1,500.00	-21.46
10-1-000-001-4420.090 Extermination Supplies	0.00	166.67	-166.67	1,666.70	1,515.59	2,000.00	-24.22
10-1-000-001-4420.100 Janitorial Supplies	80.75	541.67	-460.92	5,416.70	5,165.10	6,500.00	-20.54
10-1-000-001-4420.110 Routine Maint. Supplies	258.43	1,666.67	-1,408.24	16,666.70	13,865.33	20,000.00	-30.67
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	833.30	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	95.25	166.67	-71.42	1,666.70	1,208.43	2,000.00	-39.58
10-1-000-001-4420.130 Securty Supplies	56.98	0.00	56.98	0.00	56.98	0.00	
Total Line 94200	<u>745.09</u>	<u>3,616.67</u>	<u>-2,871.58</u>	<u>36,166.70</u>	<u>36,641.54</u>	<u>43,400.00</u>	<u>-15.57</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							
10-1-000-001-4330.010 Refuse	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.000 Maint Labor Contract	19,107.26	15,881.17	3,226.09	158,811.70	136,781.27	190,574.00	-28.23
10-1-000-001-4430.010 Garbage & Trash Con	525.00	416.67	108.33	4,166.70	6,961.90	5,000.00	39.24
10-1-000-001-4430.020 Heating & Cooling Cont	270.00	666.67	-396.67	6,666.70	233.25	8,000.00	-97.08
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	30,046.05	1,791.67	28,254.38	17,916.70	43,373.57	21,500.00	101.74
10-1-000-001-4430.050 Landscape & Grds Cont	0.00	1,625.00	-1,625.00	16,250.00	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	392.77	2,666.67	-2,273.90	26,666.70	392.77	32,000.00	-98.77
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	3,750.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	4,117.00	2,375.00	1,742.00	23,750.00	44,029.00	28,500.00	54.49
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	17,581.95	1,041.67	16,540.28	10,416.70	26,878.37	12,500.00	115.03
10-1-000-001-4430.111 Flooring Contract	0.00	0.00	0.00	0.00	7,515.00	0.00	
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	125.00	-125.00	1,250.00	6,914.80	1,500.00	360.99
10-1-000-001-4430.121 Laundry Equip Contract	149.00	41.67	107.33	416.70	2,283.00	500.00	356.60
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	416.70	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	72,189.03	27,047.86	45,141.17	270,478.60	283,691.37	324,574.00	-12.60
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	77,359.12	35,089.53	42,269.59	350,895.30	364,582.91	421,074.00	-13.42
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	689.00	254.17	434.83	2,541.70	2,501.46	3,050.00	-17.98
10-1-000-001-4480.006 Safety/Security Labor Fee	1,770.00	1,770.00	0.00	17,700.00	17,700.00	21,240.00	-16.67
10-1-000-001-4480.100 ADT Contract	247.95	200.00	47.95	2,000.00	2,780.65	2,400.00	15.86
10-1-000-001-4480.500 Other Security Contract	492.60	1,291.67	-799.07	12,916.70	4,762.60	15,500.00	-69.27
Total Line 95200	3,199.55	3,515.84	-316.29	35,158.40	27,744.71	42,190.00	-34.24
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,199.55	3,515.84	-316.29	35,158.40	27,744.71	42,190.00	-34.24
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	4,867.72	3,966.67	901.05	39,666.70	39,915.25	47,600.00	-16.14
10-1-000-001-4510.020 Liability Insurance	434.71	439.58	-4.87	4,395.80	4,305.25	5,275.00	-18.38
10-1-000-001-4510.030 Work Comp Insurance	214.97	208.33	6.64	2,083.30	2,054.84	2,500.00	-17.81
Total Line 96110, 96120, 96130	5,517.40	4,614.58	902.82	46,145.80	46,275.34	55,375.00	-16.43
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	189.83	179.17	10.66	1,791.70	1,767.98	2,150.00	-17.77
10-1-000-001-4510.025 PE & PO Insurance	61.85	66.67	-4.82	666.70	636.14	800.00	-20.48
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	520.80	500.00	625.00	-20.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	301.68	297.92	3.76	2,979.20	2,904.12	3,575.00	-18.77
96100 TOTAL INSURANCE PREMIUMS EXP	5,819.08	4,912.50	906.58	49,125.00	49,179.46	58,950.00	-16.57

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-001-4590.000 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	1,629.04	2,438.33	-809.29	24,383.30	26,820.69	29,260.00	-8.34
Total Line 96300	1,629.04	2,438.33	-809.29	24,383.30	26,820.69	29,260.00	-8.34
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,125.66	833.33	1,292.33	8,333.30	12,435.54	10,000.00	24.36
Total Line 96400	2,125.66	833.33	1,292.33	8,333.30	12,435.54	10,000.00	24.36
96800 Severance Expense							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,754.70	3,271.66	483.04	32,716.60	39,256.23	39,260.00	-0.01
96900 TOTAL OPERATING EXPENSE	140,093.81	87,704.21	52,389.60	877,042.10	888,427.01	1,052,450.00	-15.58
97000 NET REVENUE/EXPENSE (-Gain/Loss)	53,769.31	-5,166.62	58,935.93	-51,666.20	-102,028.29	-62,000.00	64.56
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-001-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-001-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	10,849.00	13,750.00	-2,901.00	137,500.00	108,490.00	165,000.00	-34.25
Total Line 97400	10,849.00	13,750.00	-2,901.00	137,500.00	108,490.00	165,000.00	-34.25
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	10,849.00	13,750.00	-2,901.00	137,500.00	108,490.00	165,000.00	-34.25

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-001-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-001-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	64,618.31	8,843.38	55,774.93	88,433.80	6,461.71	106,120.00	-93.91

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	1,960.00	1,960.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-23,581.00	-17,500.00	-6,081.00	-175,000.00	-206,799.00	-210,000.00	-1.52
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-23,581.00	-17,500.00	-6,081.00	-175,000.00	-206,799.00	-210,000.00	-1.52
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	-139.76	-333.33	193.57	-3,333.30	-826.07	-4,000.00	-79.35
10-1-000-002-3690.100 Late Fees	-775.00	-625.00	-150.00	-6,250.00	-7,850.00	-7,500.00	4.67
10-1-000-002-3690.120 Violation Fees	-415.00	-345.00	-70.00	-3,450.00	-11,075.00	-4,140.00	167.51
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	-41.70	-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	-1,559.50	-1,666.67	107.17	-16,666.70	-15,559.10	-20,000.00	-22.20
10-1-000-002-3690.200 Materials	-509.65	-750.00	240.35	-7,500.00	-6,068.03	-9,000.00	-32.58
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-3,398.91	-3,724.17	325.26	-37,241.70	-41,503.20	-44,690.00	-7.13
70500 TOTAL TENANT REVENUE	-26,979.91	-21,224.17	-5,755.74	-212,241.70	-248,302.20	-254,690.00	-2.51
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-75,169.00	-77,521.58	2,352.58	-775,215.80	-778,013.00	-930,259.00	-16.37
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-75,169.00	-77,521.58	2,352.58	-775,215.80	-778,013.00	-930,259.00	-16.37
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-100,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	0.00	-10,000.00	10,000.00	-100,000.00	-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	-1,562.81	-22.92	-1,539.89	-229.20	-11,329.86	-275.00	4,019.95
Total Line 71100	-1,562.81	-22.92	-1,539.89	-229.20	-11,329.86	-275.00	4,019.95
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-600.00	-300.00	-300.00	-3,000.00	-3,000.00	-3,600.00	-16.67
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	0.00	-125.00	125.00	-1,250.00	-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	-600.00	-425.00	-175.00	-4,250.00	-3,530.41	-5,100.00	-30.78
70000 TOTAL REVENUE	-104,311.72	-109,193.67	4,881.95	-1,091,936.70	-1,161,175.47	-1,310,324.00	-11.38

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	95,250.00	73,323.90	114,300.00	-35.85
10-1-000-002-4110.200 Admin Exp - Amps	27.32	0.00	27.32	0.00	27.32	0.00	
Total Line 91100	6,922.82	9,525.00	-2,602.18	95,250.00	73,351.22	114,300.00	-35.83
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	3,450.00	229.17	3,220.83	2,291.70	3,450.00	2,750.00	25.45
Total Line 91200	3,450.00	229.17	3,220.83	2,291.70	3,450.00	2,750.00	25.45
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,916.97	15,149.00	-232.03	151,490.00	146,000.81	181,788.00	-19.69
Total Line 91300	14,916.97	15,149.00	-232.03	151,490.00	146,000.81	181,788.00	-19.69
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,447.50	1,470.00	-22.50	14,700.00	14,167.50	17,640.00	-19.69
Total Line 91310	1,447.50	1,470.00	-22.50	14,700.00	14,167.50	17,640.00	-19.69
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,405.98	3,100.00	-694.02	31,000.00	24,642.91	37,200.00	-33.76
Total Line 91500	2,405.98	3,100.00	-694.02	31,000.00	24,642.91	37,200.00	-33.76
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	2,500.00	149.00	3,000.00	-95.03
10-1-000-002-4180.000 Telephone	461.65	279.17	182.48	2,791.70	2,299.83	3,350.00	-31.35
10-1-000-002-4190.100 Postage	175.76	150.00	25.76	1,500.00	1,932.29	1,800.00	7.35
10-1-000-002-4190.200 Office Supplies	39.77	33.33	6.44	333.30	3,619.62	400.00	804.91
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	82.98	41.67	41.31	416.70	1,940.46	500.00	288.09
10-1-000-002-4190.400 Printing	52.96	41.67	11.29	416.70	169.38	500.00	-66.12
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	250.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	148.88	147.92	0.96	1,479.20	1,260.13	1,775.00	-29.01
10-1-000-002-4190.550 Computers	0.00	0.00	0.00	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	622.48	600.00	22.48	6,000.00	5,946.97	7,200.00	-17.40
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	1,941.70	3,230.54	2,330.00	38.65
Total Line 91600	1,584.48	1,762.93	-178.45	17,629.30	27,501.34	21,155.00	30.00
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	416.70	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	0.00	150.00	-150.00	1,500.00	630.88	1,800.00	-64.95
Total Line 91800	0.00	191.67	-191.67	1,916.70	1,093.17	2,300.00	-52.47
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	26.26	233.33	-207.07	2,333.30	1,188.54	2,800.00	-57.55
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	19,600.00	13,720.00	23,520.00	-41.67
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	750.00	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	100.96	404.17	-303.21	4,041.70	5,860.39	4,850.00	20.83
Total Line 91900	2,087.22	2,672.50	-585.28	26,725.00	20,826.21	32,070.00	-35.06
91000 TOTAL OPERATING EXPENSE - Admin	32,814.97	34,100.27	-1,285.30	341,002.70	311,033.16	409,203.00	-23.99

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
Total Line 92000	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	166.70	134.64	200.00	-32.68
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	416.70	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	333.30	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	916.70	816.08	1,100.00	-25.81
92500 TOTAL TENANT SERVICES EXPENSE	0.00	91.67	-91.67	916.70	816.08	1,100.00	-25.81
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	190.62	100.00	90.62	1,000.00	1,588.01	1,200.00	32.33
10-1-000-002-4315.000 Sewer	108.73	45.83	62.90	458.30	756.88	550.00	37.61
10-1-000-002-4320.000 Electric	1,607.90	1,583.33	24.57	15,833.30	12,699.25	19,000.00	-33.16
10-1-000-002-4330.000 Gas	2,028.44	1,208.33	820.11	12,083.30	6,653.49	14,500.00	-54.11
Total Line 93100 93200 93300 93600	3,935.69	2,937.49	998.20	29,374.90	21,697.63	35,250.00	-38.45
93000 TOTAL UTILITIES EXPENSES	3,935.69	2,937.49	998.20	29,374.90	21,697.63	35,250.00	-38.45
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.200 Maint Labor - Other	4,900.00	4,900.00	0.00	49,000.00	49,000.00	58,800.00	-16.67
Total Line 94100	4,900.00	4,900.00	0.00	49,000.00	49,000.00	58,800.00	-16.67
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	1,917.10	333.33	1,583.77	3,333.30	57,925.12	4,000.00	1,348.13
10-1-000-002-4420.030 Snow Removal Supplies	0.00	83.33	-83.33	833.30	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	0.00	250.00	-250.00	2,500.00	3,230.38	3,000.00	7.68
10-1-000-002-4420.070 Electrical Supplies	826.06	500.00	326.06	5,000.00	6,483.58	6,000.00	8.06
10-1-000-002-4420.080 Plumbing Supplies	5,676.68	1,050.00	4,626.68	10,500.00	16,527.96	12,600.00	31.17
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	166.70	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	298.60	283.33	15.27	2,833.30	4,662.93	3,400.00	37.15
10-1-000-002-4420.110 Routine Maint. Supplies	5,183.83	3,750.00	1,433.83	37,500.00	58,906.38	45,000.00	30.90
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	1,371.89	458.33	913.56	4,583.30	6,757.72	5,500.00	22.87
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	15,274.16	6,724.99	8,549.17	67,249.90	159,401.28	80,700.00	97.52

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
94300 Maintenance - Contracts							
10-1-000-002-4330.010 Refuse	47.02	8.33	38.69	83.30	475.79	100.00	375.79
10-1-000-002-4430.000 Maint Labor Contract	27,415.22	26,800.92	614.30	268,009.20	276,622.29	321,611.00	-13.99
10-1-000-002-4430.010 Garbage&Trash Cont	310.20	250.00	60.20	2,500.00	2,455.40	3,000.00	-18.15
10-1-000-002-4430.020 Heating&Cooling Cont	10,552.00	600.00	9,952.00	6,000.00	60,295.75	7,200.00	737.44
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	3,333.30	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	264.00	25.00	239.00	250.00	-324.55	300.00	-208.18
10-1-000-002-4430.080 Plumbing Contracts	7,302.00	1,000.00	6,302.00	10,000.00	17,790.34	12,000.00	48.25
10-1-000-002-4430.090 Extermination Contracts	1,300.00	1,291.67	8.33	12,916.70	9,737.00	15,500.00	-37.18
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	99,166.70	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	22,362.00	0.00	22,362.00	0.00	124,451.95	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	0.00	508.33	-508.33	5,083.30	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	69,552.44	40,734.25	28,818.19	407,342.50	483,826.23	488,811.00	-1.02
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	89,726.60	52,359.24	37,367.36	523,592.40	692,227.51	628,311.00	10.17
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	762.97	308.33	454.64	3,083.30	2,770.01	3,700.00	-25.13
10-1-000-002-4480.006 Safety/Security Labor Fee	1,960.00	1,960.00	0.00	19,600.00	19,600.00	23,520.00	-16.67
10-1-000-002-4480.100 ADT Contract	358.80	277.50	81.30	2,775.00	2,565.43	3,330.00	-22.96
10-1-000-002-4480.500 Other Security Contract	435.00	375.00	60.00	3,750.00	11,345.86	4,500.00	152.13
Total Line 95200	3,516.77	2,920.83	595.94	29,208.30	36,281.30	35,050.00	3.51
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	3,516.77	2,920.83	595.94	29,208.30	36,281.30	35,050.00	3.51
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	5,135.69	4,185.42	950.27	41,854.20	42,112.55	50,225.00	-16.15
10-1-000-002-4510.020 Liability Ins	481.34	485.42	-4.08	4,854.20	4,767.95	5,825.00	-18.15
10-1-000-002-4510.030 Work Comp Insurance	204.11	214.58	-10.47	2,145.80	2,101.04	2,575.00	-18.41
Total Line 96110 96120 96130	5,821.14	4,885.42	935.72	48,854.20	48,981.54	58,625.00	-16.45
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	210.15	197.92	12.23	1,979.20	1,957.95	2,375.00	-17.56
10-1-000-002-4510.025 PE & PO Insurance	68.65	72.92	-4.27	729.20	706.21	875.00	-19.29
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	2,041.70	2,000.00	2,450.00	-18.37
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	478.80	475.01	3.79	4,750.10	4,664.16	5,700.00	-18.17
96100 TOTAL INSURANCE PREMIUMS EXP	6,299.94	5,360.43	939.51	53,604.30	53,645.70	64,325.00	-16.60

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	1,959.83	1,768.67	191.16	17,686.70	18,462.56	21,224.00	-13.01
Total Line 96300	1,959.83	1,768.67	191.16	17,686.70	18,462.56	21,224.00	-13.01
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	4,464.17	1,250.00	3,214.17	12,500.00	13,350.11	15,000.00	-11.00
Total Line 96400	4,464.17	1,250.00	3,214.17	12,500.00	13,350.11	15,000.00	-11.00
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	6,424.00	3,018.67	3,405.33	30,186.70	31,812.67	36,224.00	-12.18
96900 TOTAL OPERATING EXPENSE	144,677.97	102,748.60	41,929.37	1,027,486.00	1,167,114.05	1,232,983.00	-5.34
97000 NET REVENUE/EXPENSE (-Gain/Loss)	40,366.25	-6,445.07	46,811.32	-64,450.70	5,938.58	-77,341.00	-107.68
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-002-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-002-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	28,510.00	31,000.00	-2,490.00	310,000.00	285,100.00	372,000.00	-23.36
Total Line 97400	28,510.00	31,000.00	-2,490.00	310,000.00	285,100.00	372,000.00	-23.36
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	310,000.00	285,100.00	372,000.00	-23.36

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	68,876.25	24,554.93	44,321.32	245,549.30	291,038.58	294,659.00	-1.23

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	510.00	510.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,459.00	-14,000.00	-1,459.00	-140,000.00	-151,911.00	-168,000.00	-9.58
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,459.00	-14,000.00	-1,459.00	-140,000.00	-151,911.00	-168,000.00	-9.58
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-62.50	-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	0.00	-4.17	4.17	-41.70	-438.00	-50.00	776.00
10-1-000-006-3690.100 Late Fees	-25.00	-125.00	100.00	-1,250.00	-925.00	-1,500.00	-38.33
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-41.70	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-582.50	-458.33	-124.17	-4,583.30	-5,453.05	-5,500.00	-0.85
10-1-000-006-3690.160 Vending Machine Inc	-21.75	-37.50	15.75	-375.00	-181.87	-450.00	-59.58
10-1-000-006-3690.180 Labor	-183.00	-166.67	-16.33	-1,666.70	-544.00	-2,000.00	-72.80
10-1-000-006-3690.200 Materials	-27.75	-41.67	13.92	-416.70	-80.43	-500.00	-83.91
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	-840.00	-843.76	3.76	-8,437.60	-7,672.35	-10,125.00	-24.22
70500 TOTAL TENANT REVENUE	-16,299.00	-14,843.76	-1,455.24	-148,437.60	-159,583.35	-178,125.00	-10.41
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,681.00	-8,997.58	316.58	-89,975.80	-98,446.00	-107,971.00	-8.82
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	-8,681.00	-8,997.58	316.58	-89,975.80	-98,446.00	-107,971.00	-8.82
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-25,000.00	-30,000.00	-30,000.00	0.00
Total Line 70610	0.00	-2,500.00	2,500.00	-25,000.00	-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	-491.67	-6.25	-485.42	-62.50	-3,444.65	-75.00	4,492.87
Total Line 71100	-491.67	-6.25	-485.42	-62.50	-3,444.65	-75.00	4,492.87
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-25,471.67	-26,347.59	875.92	-263,475.90	-291,474.00	-316,171.00	-7.81

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	761.70	1,729.17	-967.47	17,291.70	8,098.38	20,750.00	-60.97
10-1-000-006-4110.200 Admin Exp - Amps	163.92	0.00	163.92	0.00	163.92	0.00	
Total Line 91100	925.62	1,729.17	-803.55	17,291.70	8,262.30	20,750.00	-60.18
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	900.00	83.33	816.67	833.30	900.00	1,000.00	-10.00
Total Line 91200	900.00	83.33	816.67	833.30	900.00	1,000.00	-10.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	39,420.00	38,954.16	47,304.00	-17.65
Total Line 91300	3,864.50	3,942.00	-77.50	39,420.00	38,954.16	47,304.00	-17.65
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	3,830.00	3,780.00	4,596.00	-17.75
Total Line 91310	375.00	383.00	-8.00	3,830.00	3,780.00	4,596.00	-17.75
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	318.44	595.83	-277.39	5,958.30	3,308.22	7,150.00	-53.73
Total Line 91500	318.44	595.83	-277.39	5,958.30	3,308.22	7,150.00	-53.73
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	470.80	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	504.58	353.00	151.58	3,530.00	3,904.99	4,236.00	-7.81
10-1-000-006-4190.100 Postage	9.49	6.25	3.24	62.50	66.40	75.00	-11.47
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	41.70	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	166.70	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	52.95	0.00	52.95	0.00	52.95	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	83.30	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	0.00	0.00	0.00	0.00	1,575.22	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	104.17	-104.17	1,041.70	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	2,291.70	2,369.00	2,750.00	-13.85
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	416.70	909.32	500.00	81.86
Total Line 91600	803.92	810.51	-6.59	8,105.10	8,936.30	9,726.00	-8.12
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	733.30	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	62.50	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	795.80	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	14.49	4.17	10.32	41.70	364.79	50.00	629.58
10-1-000-006-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4120.700 Mental Health Fee	510.00	510.00	0.00	5,100.00	3,570.00	6,120.00	-41.67
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	250.00	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	125.00	150.57	150.00	0.38
Total Line 91900	524.49	551.67	-27.18	5,516.70	4,140.85	6,620.00	-37.45

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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	814.96	1,887.49	-1,072.53	18,874.90	6,663.52	22,650.00	-70.58
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	1,188.00	5,606.17	-4,418.17	56,061.70	34,721.36	67,274.00	-48.39
10-1-000-006-4430.010 Garbage & Trash Cont	532.90	275.00	257.90	2,750.00	3,266.80	3,300.00	-1.01
10-1-000-006-4430.020 Heating & Cooling Cont	720.00	1,250.00	-530.00	12,500.00	1,350.00	15,000.00	-91.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	50.00	-50.00	500.00	0.00	600.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	2,100.00	416.67	1,683.33	4,166.70	2,250.00	5,000.00	-55.00
10-1-000-006-4430.050 Landscape & Grds Cont	47.49	83.33	-35.84	833.30	2,589.49	1,000.00	158.95
10-1-000-006-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.070 Electrical Contracts	0.00	104.17	-104.17	1,041.70	-85.72	1,250.00	-106.86
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	6,666.70	1,416.00	8,000.00	-82.30
10-1-000-006-4430.090 Extermination Contracts	0.00	208.33	-208.33	2,083.30	4,950.00	2,500.00	98.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	109.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	123.95	666.67	-542.72	6,666.70	5,667.17	8,000.00	-29.16
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	2,916.70	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	0.00	83.33	-83.33	833.30	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	4,712.34	9,702.01	-4,989.67	97,020.10	58,029.10	116,424.00	-50.16
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	6,802.30	12,864.50	-6,062.20	128,645.00	77,442.62	154,374.00	-49.83
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.006 Safety/Security Labor Fee	510.00	510.00	0.00	5,100.00	5,100.00	6,120.00	-16.67
10-1-000-006-4480.100 ADT Contract	923.64	145.83	777.81	1,458.30	4,587.82	1,750.00	162.16
10-1-000-006-4480.500 Other Security Contract	0.00	541.67	-541.67	5,416.70	685.00	6,500.00	-89.46
Total Line 95200	1,433.64	1,197.50	236.14	11,975.00	10,372.82	14,370.00	-27.82
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,433.64	1,197.50	236.14	11,975.00	10,372.82	14,370.00	-27.82
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,567.76	1,279.17	288.59	12,791.70	12,855.92	15,350.00	-16.25
10-1-000-006-4510.020 Liability Insurance	126.04	127.08	-1.04	1,270.80	1,248.16	1,525.00	-18.15
10-1-000-006-4510.030 Work Comp	23.64	29.17	-5.53	291.70	267.45	350.00	-23.59
Total Line 96110 96120 96130	1,717.44	1,435.42	282.02	14,354.20	14,371.53	17,225.00	-16.57
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	55.07	52.08	2.99	520.80	512.54	625.00	-17.99
10-1-000-006-4510.025 PE & PO Insurance	6.91	8.33	-1.42	83.30	71.17	100.00	-28.83
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	61.98	60.41	1.57	604.10	583.71	725.00	-19.49
96100 TOTAL INSURANCE PREMIUMS EXP	1,779.42	1,495.83	283.59	14,958.30	14,955.24	17,950.00	-16.68

Date:
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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,072.46	1,144.42	-71.96	11,444.20	13,059.05	13,733.00	-4.91
Total Line 96300	1,072.46	1,144.42	-71.96	11,444.20	13,059.05	13,733.00	-4.91
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-696.97	0.00	-696.97	0.00	312.65	0.00	
Total Line 96400	-696.97	0.00	-696.97	0.00	312.65	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	375.49	1,144.42	-768.93	11,444.20	13,371.70	13,733.00	-2.63
96900 TOTAL OPERATING EXPENSE	23,347.26	28,829.00	-5,481.74	288,290.00	210,887.95	345,948.00	-39.04
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-2,124.41	2,481.41	-4,605.82	24,814.10	-80,586.05	29,777.00	-370.63
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
10-1-000-006-4610.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4610.030 Extraordinary Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97100	0.00	0.00	0.00	0.00	0.00	0.00	
97200 Casualty Losses - Non-capitalized							
10-1-000-006-4620.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4620.030 Casualty Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 97200	0.00	0.00	0.00	0.00	0.00	0.00	
97400 Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	4,435.00	8,750.00	-4,315.00	87,500.00	44,350.00	105,000.00	-57.76
Total Line 97400	4,435.00	8,750.00	-4,315.00	87,500.00	44,350.00	105,000.00	-57.76
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	4,435.00	8,750.00	-4,315.00	87,500.00	44,350.00	105,000.00	-57.76

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-006-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	2,310.59	11,231.41	-8,920.82	112,314.10	-36,236.05	134,777.00	-126.89

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	720.00	720.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,350.00	-28,220.00	1,870.00	-282,200.00	-253,995.00	-338,640.00	-25.00
60-1-000-000-5125.000 PHA Rent	-9,865.00	-7,500.00	-2,365.00	-75,000.00	-99,960.00	-90,000.00	11.07
60-1-000-000-5220.000 Vacancies - BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5320.000 Rent Adjustments	0.00	0.00	0.00	0.00	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	-36,215.00	-35,720.00	-495.00	-357,200.00	-353,722.00	-428,640.00	-17.48
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-493.25	-660.00	166.75	-6,600.00	-6,102.00	-7,920.00	-22.95
60-1-000-000-5920.000 Bad Check Charges	-20.00	0.00	-20.00	0.00	-60.00	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	-156.00	-600.00	444.00	-6,000.00	-5,455.98	-7,200.00	-24.22
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	-75.00	-80.00	5.00	-800.00	-534.00	-960.00	-44.38
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-404.20	-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	-744.25	-1,380.42	636.17	-13,804.20	-12,171.98	-16,565.00	-26.52
70500 TOTAL TENANT REVENUE	-36,959.25	-37,100.42	141.17	-371,004.20	-365,893.98	-445,205.00	-17.81
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	-655.96	-120.00	-535.96	-1,200.00	-3,009.93	-1,440.00	109.02
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.57	0.00	-0.57	0.00	-3.30	0.00	
Total Line 71100	-656.53	-120.00	-536.53	-1,200.00	-3,013.23	-1,440.00	109.25
71400 Fraud Recovery							
Total Line 71400	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
60-1-000-000-5127.000 Office Rent Receipt	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5900.000 Other Income	0.00	-8.33	8.33	-83.30	-492.44	-100.00	392.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-833.30	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-916.60	-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	
70000 TOTAL REVENUE	-37,615.78	-37,312.08	-303.70	-373,120.80	-369,399.65	-447,745.00	-17.50

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	13,458.30	14,370.00	16,150.00	-11.02
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	28,041.70	28,774.45	33,650.00	-14.49
Total Line 91100	3,849.76	4,150.00	-300.24	41,500.00	43,144.45	49,800.00	-13.36
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	1,200.00	100.00	1,100.00	1,000.00	1,200.00	1,200.00	0.00
Total Line 91200	1,200.00	100.00	1,100.00	1,000.00	1,200.00	1,200.00	0.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,744.00	3,744.00	0.00	37,440.00	37,336.00	44,928.00	-16.90
Total Line 91300	3,744.00	3,744.00	0.00	37,440.00	37,336.00	44,928.00	-16.90
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	540.00	540.00	0.00	5,400.00	5,385.00	6,480.00	-16.90
Total Line 91310	540.00	540.00	0.00	5,400.00	5,385.00	6,480.00	-16.90
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	2.13	33.33	-31.20	333.30	76.37	400.00	-80.91
Total Line 91400	2.13	33.33	-31.20	333.30	76.37	400.00	-80.91
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	337.61	333.33	4.28	3,333.30	3,535.90	4,000.00	-11.60
60-1-000-000-6330.500 Manager's Benefits	939.25	845.83	93.42	8,458.30	9,875.58	10,150.00	-2.70
Total Line 91500	1,276.86	1,179.16	97.70	11,791.60	13,411.48	14,150.00	-5.22
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	0.00	176.00	-176.00	1,760.00	780.47	2,112.00	-63.05
60-1-000-000-6311.000 Office Exp - BW	495.33	165.00	330.33	1,650.00	1,265.02	1,980.00	-36.11
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	2,505.00	2,430.00	3,006.00	-19.16
60-1-000-000-6311.100 Phone/Internet Exp	181.31	125.00	56.31	1,250.00	968.22	1,500.00	-35.45
60-1-000-000-6311.150 IT Support	0.00	136.00	-136.00	1,360.00	2,443.08	1,632.00	49.70
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	166.70	148.77	200.00	-25.62
Total Line 91600	919.64	869.17	50.47	8,691.70	8,035.56	10,430.00	-22.96
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	1,000.00	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	114.12	110.00	4.12	1,100.00	887.59	1,320.00	-32.76
Total Line 91800	114.12	210.00	-95.88	2,100.00	1,105.81	2,520.00	-56.12
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	5,040.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	483.85	0.00	483.85	0.00	488.99	0.00	
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	1,666.70	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	13,333.30	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	31.35	18.00	13.35	180.00	286.82	216.00	32.79
60-1-000-000-6399.000 Other Administrative	22.88	100.00	-77.12	1,000.00	180.55	1,200.00	-84.95
Total Line 91900	1,258.08	1,618.00	-359.92	16,180.00	5,996.36	19,416.00	-69.12
91000 TOTAL OPERATING EXPENSE - Admin	12,904.59	12,443.66	460.93	124,436.60	115,691.03	149,324.00	-22.52
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2024

	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	504.96	425.00	79.96	4,250.00	4,204.39	5,100.00	-17.56
60-1-000-000-6451.000 Utilities - Water	1,297.83	1,000.00	297.83	10,000.00	8,521.30	12,000.00	-28.99
60-1-000-000-6452.000 Utilities - Gas	152.82	180.00	-27.18	1,800.00	856.97	2,160.00	-60.33
60-1-000-000-6453.000 Utilities - Sewer	2,897.63	1,800.00	1,097.63	18,000.00	18,615.51	21,600.00	-13.82
Total Line 93100, 93200, 93300, 93600	4,853.24	3,405.00	1,448.24	34,050.00	32,198.17	40,860.00	-21.20
93000 TOTAL UTILITIES EXPENSES	4,853.24	3,405.00	1,448.24	34,050.00	32,198.17	40,860.00	-21.20
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	50,708.30	39,255.22	60,850.00	-35.49
60-1-000-000-6510.100 OT Maintenance	566.64	85.00	481.64	850.00	1,350.51	1,020.00	32.40
60-1-000-000-6510.200 Maint from Amps	109.14	0.00	109.14	0.00	857.14	0.00	
Total Line 94100	4,452.58	5,155.83	-703.25	51,558.30	41,462.87	61,870.00	-32.98
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	691.58	150.00	541.58	1,500.00	2,297.52	1,800.00	27.64
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	583.30	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	2,500.00	294.49	3,000.00	-90.18
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	1,350.00	1,188.31	1,620.00	-26.65
60-1-000-000-6515.080 Plumbing Supplies	33.72	400.00	-366.28	4,000.00	2,026.03	4,800.00	-57.79
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	0.00	175.00	-175.00	1,750.00	741.85	2,100.00	-64.67
60-1-000-000-6515.110 Routine Maint. Supplies	30.03	670.00	-639.97	6,700.00	2,906.89	8,040.00	-63.84
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	1,400.00	1,251.81	1,680.00	-25.49
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	1,833.30	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	1,000.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	368.29	62.50	305.79	625.00	589.24	750.00	-21.43
60-1-000-000-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	1,123.62	2,324.16	-1,200.54	23,241.60	14,202.75	27,890.00	-49.08
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,270.70	1,150.00	120.70	11,500.00	12,173.80	13,800.00	-11.78
60-1-000-000-6520.020 Heat/Cool Contract	148.35	250.00	-101.65	2,500.00	148.35	3,000.00	-95.06
60-1-000-000-6520.030 Snow Removal Contract	0.00	150.00	-150.00	1,500.00	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	2,500.00	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	650.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	90.00	416.67	-326.67	4,166.70	1,037.00	5,000.00	-79.26
60-1-000-000-6520.090 Extermination Contract	125.00	383.33	-258.33	3,833.30	5,726.00	4,600.00	24.48
60-1-000-000-6520.100 Janitorial Contract	225.00	93.75	131.25	937.50	900.00	1,125.00	-20.00
60-1-000-000-6520.110 Routine Maint. Contract	0.00	216.67	-216.67	2,166.70	4,326.11	2,600.00	66.39
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	8,750.00	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	67,166.70	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub accts)	1,859.05	10,567.09	-8,708.04	105,670.90	83,550.84	126,805.00	-34.11
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,722.42	1,783.33	-60.91	17,833.30	16,498.74	21,400.00	-22.90
Total Line 94500	1,722.42	1,783.33	-60.91	17,833.30	16,498.74	21,400.00	-22.90
94000 TOTAL MAINTENANCE EXPENSES	9,157.67	19,830.41	-10,672.74	198,304.10	155,715.20	237,965.00	-34.56
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Brentwood
January, 2024

	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	7,200.00	7,308.00	8,640.00	-15.42
60-1-000-000-6580.100 ADT Contract	123.98	99.00	24.98	990.00	840.48	1,188.00	-29.25
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	416.70	540.55	500.00	8.11
Total Line 95200	843.98	860.67	-16.69	8,606.70	8,689.03	10,328.00	-15.87
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	843.98	860.67	-16.69	8,606.70	8,689.03	10,328.00	-15.87
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,551.53	1,264.50	287.03	12,645.00	12,722.42	15,174.00	-16.16
Total Line 96110	1,551.53	1,264.50	287.03	12,645.00	12,722.42	15,174.00	-16.16
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	177.04	178.50	-1.46	1,785.00	1,753.03	2,142.00	-18.16
Total Line 96120	177.04	178.50	-1.46	1,785.00	1,753.03	2,142.00	-18.16
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	231.44	290.75	-59.31	2,907.50	2,799.68	3,489.00	-19.76
Total Line 96130	231.44	290.75	-59.31	2,907.50	2,799.68	3,489.00	-19.76
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	77.30	72.75	4.55	727.50	719.90	873.00	-17.54
60-1-000-000-6721.500 PE & PO Insuranace	85.81	90.17	-4.36	901.70	882.49	1,082.00	-18.44
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	163.11	162.92	0.19	1,629.20	1,602.39	1,955.00	-18.04
96100 TOTAL INSURANCE PREMIUMS EXP	2,123.12	1,896.67	226.45	18,966.70	18,877.52	22,760.00	-17.06
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
60-1-000-000-6795.000 Compensated Absences	0.00	41.67	-41.67	416.70	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	416.70	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,568.09	2,036.08	-467.99	20,360.80	16,076.19	24,433.00	-34.20
Total Line 96300	1,568.09	2,036.08	-467.99	20,360.80	16,076.19	24,433.00	-34.20
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	244.60	100.42	144.18	1,004.20	2,181.35	1,205.00	81.02
Total Line 96400	244.60	100.42	144.18	1,004.20	2,181.35	1,205.00	81.02
96000 TOTAL OTHER GENERAL EXPENSES	1,812.69	2,178.17	-365.48	21,781.70	18,257.54	26,138.00	-30.15
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,419.46	1,500.00	-80.54	15,000.00	14,618.27	18,000.00	-18.79
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,419.46	1,500.00	-80.54	15,000.00	14,618.27	18,000.00	-18.79
96700 TOTAL INTEREST EXP & AMORT	1,419.46	1,500.00	-80.54	15,000.00	14,618.27	18,000.00	-18.79
96900 TOTAL OPERATING EXPENSE	33,114.75	42,114.58	-8,999.83	421,145.80	364,046.76	505,375.00	-27.97
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,501.03	4,802.50	-9,303.53	48,025.00	-5,352.89	57,630.00	-109.29
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	720.00	650.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,815.00	-23,635.00	820.00	-236,350.00	-216,283.00	-283,620.00	-23.74
60-1-000-001-5125.000 PHA Rent	-3,312.00	-2,500.00	-812.00	-25,000.00	-34,081.00	-30,000.00	13.60
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	0.00	0.00	0.00	0.00	-1,669.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,754.00	-1,083.33	-670.67	-10,833.30	-15,262.00	-13,000.00	17.40
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	-27,881.00	-27,218.33	-662.67	-272,183.30	-267,295.00	-326,620.00	-18.16
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	-204.00	-583.33	379.33	-5,833.30	-5,740.50	-7,000.00	-17.99
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	-142.00	-167.00	25.00	-1,670.00	-807.00	-2,004.00	-59.73
60-1-000-001-5926.000 Violation Charges	0.00	-40.42	40.42	-404.20	-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	-346.00	-790.75	444.75	-7,907.50	-7,515.50	-9,489.00	-20.80
70500 TOTAL TENANT REVENUE	-28,227.00	-28,009.08	-217.92	-280,090.80	-274,810.50	-336,109.00	-18.24
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,910.00	-4,000.00	-910.00	-40,000.00	-47,349.00	-48,000.00	-1.36
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,910.00	-4,000.00	-910.00	-40,000.00	-47,349.00	-48,000.00	-1.36
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	-2.69	0.00	
Total Line 71100	-0.46	0.00	-0.46	0.00	-2.69	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	-2,515.00	-2,430.00	-3,018.00	-19.48
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	-2,515.00	-2,430.00	-3,018.00	-19.48
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-195.80	-1,049.74	-235.00	346.70
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-45.00	-4.10	-54.00	-92.41
Total Line 72000	0.00	-24.08	24.08	-240.80	-1,053.84	-289.00	264.65
70000 TOTAL REVENUE	-33,380.46	-32,284.66	-1,095.80	-322,846.60	-325,646.03	-387,416.00	-15.94

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,350.00	1,345.83	4.17	13,458.30	14,370.00	16,150.00	-11.02
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	28,041.70	28,774.22	33,650.00	-14.49
Total Line 91100	3,849.74	4,150.00	-300.26	41,500.00	43,144.22	49,800.00	-13.37
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	1,050.00	100.00	950.00	1,000.00	1,050.00	1,200.00	-12.50
Total Line 91200	1,050.00	100.00	950.00	1,000.00	1,050.00	1,200.00	-12.50
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	33,800.00	33,436.00	40,560.00	-17.56
Total Line 91300	3,380.00	3,380.00	0.00	33,800.00	33,436.00	40,560.00	-17.56
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	4,880.00	4,822.50	5,856.00	-17.65
Total Line 91310	487.50	488.00	-0.50	4,880.00	4,822.50	5,856.00	-17.65
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	2.12	33.33	-31.21	333.30	76.28	400.00	-80.93
Total Line 91400	2.12	33.33	-31.21	333.30	76.28	400.00	-80.93
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	337.63	333.33	4.30	3,333.30	3,536.09	4,000.00	-11.60
60-1-000-001-6330.500 Manager's Benefits	939.25	845.83	93.42	8,458.30	9,875.57	10,150.00	-2.70
Total Line 91500	1,276.88	1,179.16	97.72	11,791.60	13,411.66	14,150.00	-5.22
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	20.00	100.00	-80.00	1,000.00	893.23	1,200.00	-25.56
60-1-000-001-6311.000 Office Exp - PL	337.82	160.00	177.82	1,600.00	1,140.85	1,920.00	-40.58
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	181.28	125.00	56.28	1,250.00	968.07	1,500.00	-35.46
60-1-000-001-6311.150 IT Support	0.00	136.00	-136.00	1,360.00	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	539.10	521.00	18.10	5,210.00	5,568.21	6,252.00	-10.94
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	1,000.00	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	120.93	110.00	10.93	1,100.00	926.99	1,320.00	-29.77
Total Line 91800	120.93	210.00	-89.07	2,100.00	1,145.20	2,520.00	-54.56
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	4,550.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	5.00	0.00	5.00	0.00	10.13	0.00	
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	1,666.70	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	1,000.00	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	22.79	10.00	12.79	100.00	207.64	120.00	73.03
60-1-000-001-6399.000 Other Administrative	12.16	100.00	-87.84	1,000.00	321.88	1,200.00	-73.18
Total Line 91900	689.95	376.67	313.28	3,766.70	5,089.65	4,520.00	12.60
91000 TOTAL OPERATING EXPENSE - Admin	11,396.22	10,438.16	958.06	104,381.60	107,743.72	125,258.00	-13.98
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2024

	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	352.27	380.00	-27.73	3,800.00	3,100.65	4,560.00	-32.00
60-1-000-001-6451.000 Utilities Water	1,405.45	900.00	505.45	9,000.00	11,137.53	10,800.00	3.13
60-1-000-001-6452.000 Utilities Gas	210.04	160.00	50.04	1,600.00	1,138.33	1,920.00	-40.71
60-1-000-001-6453.000 Utilities Sewer	2,895.02	1,790.00	1,105.02	17,900.00	23,523.98	21,480.00	9.52
Total Line 93100, 93200, 93300, 93600	4,862.78	3,230.00	1,632.78	32,300.00	38,900.49	38,760.00	0.36
93000 TOTAL UTILITIES EXPENSES	4,862.78	3,230.00	1,632.78	32,300.00	38,900.49	38,760.00	0.36
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	50,708.30	40,263.28	60,850.00	-33.83
60-1-000-001-6510.100 OT Maintenance	566.64	85.00	481.64	850.00	1,350.52	1,020.00	32.40
60-1-000-001-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94100	4,343.44	5,155.83	-812.39	51,558.30	41,613.80	61,870.00	-32.74
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	1,850.00	1,026.72	2,220.00	-53.75
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	583.30	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Suppies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	0.00	266.67	-266.67	2,666.70	833.55	3,200.00	-73.95
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	1,000.00	544.06	1,200.00	-54.66
60-1-000-001-6515.080 Plumbing Supplies	165.33	340.00	-174.67	3,400.00	4,123.42	4,080.00	1.06
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	250.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	80.00	-80.00	800.00	187.15	960.00	-80.51
60-1-000-001-6515.110 Routine Maint. Supplies	107.94	666.67	-558.73	6,666.70	4,918.07	8,000.00	-38.52
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	1,850.00	866.25	2,220.00	-60.98
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	1,833.30	1,099.00	2,200.00	-50.05
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	1,333.30	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	833.30	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	273.27	2,306.66	-2,033.39	23,066.60	16,813.82	27,680.00	-39.26
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	728.70	710.00	18.70	7,100.00	6,861.18	8,520.00	-19.47
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	500.00	1,730.44	600.00	188.41
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	1,250.00	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	13,416.70	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	166.70	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	5,500.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	2,833.30	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	0.00	55.00	-55.00	550.00	411.27	660.00	-37.69
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	10,333.30	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	13,333.30	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	728.70	5,498.33	-4,769.63	54,983.30	19,958.89	65,980.00	-69.75
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,722.45	1,783.33	-60.88	17,833.30	16,498.98	21,400.00	-22.90
Total Line 94500	1,722.45	1,783.33	-60.88	17,833.30	16,498.98	21,400.00	-22.90
94000 TOTAL MAINTENANCE EXPENSES	7,067.86	14,744.15	-7,676.29	147,441.50	94,885.49	176,930.00	-46.37
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Prairieland
January, 2024

	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	650.00	650.00	0.00	6,500.00	6,643.93	7,800.00	-14.82
60-1-000-001-6580.100 ADT Contract	123.97	99.00	24.97	990.00	915.22	1,188.00	-22.96
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	100.00	91.60	120.00	-23.67
Total Line 95200	773.97	759.00	14.97	7,590.00	7,650.75	9,108.00	-16.00
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	773.97	759.00	14.97	7,590.00	7,650.75	9,108.00	-16.00
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,563.30	1,274.17	289.13	12,741.70	12,819.42	15,290.00	-16.16
Total LIne 96110	1,563.30	1,274.17	289.13	12,741.70	12,819.42	15,290.00	-16.16
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	159.87	161.25	-1.38	1,612.50	1,584.57	1,935.00	-18.11
Total Line 96120	159.87	161.25	-1.38	1,612.50	1,584.57	1,935.00	-18.11
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	231.44	290.75	-59.31	2,907.50	2,799.68	3,489.00	-19.76
Total Line 96130	231.44	290.75	-59.31	2,907.50	2,799.68	3,489.00	-19.76
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	69.89	65.75	4.14	657.50	650.75	789.00	-17.52
60-1-000-001-6721.500 PE & PO Insuranace	85.81	90.17	-4.36	901.70	882.49	1,082.00	-18.44
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	155.70	155.92	-0.22	1,559.20	1,533.24	1,871.00	-18.05
96100 TOTAL INSURANCE PREMIUMS EXP	2,110.31	1,882.09	228.22	18,820.90	18,736.91	22,585.00	-17.04
GENERAL EXPENSES							
96200 Other General Expenses							
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absenses							
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,320.87	1,238.92	81.95	12,389.20	13,145.58	14,867.00	-11.58
Total Line 96300	1,320.87	1,238.92	81.95	12,389.20	13,145.58	14,867.00	-11.58
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	926.60	266.67	659.93	2,666.70	1,378.35	3,200.00	-56.93
Total Line 96400	926.60	266.67	659.93	2,666.70	1,378.35	3,200.00	-56.93
96000 TOTAL OTHER GENERAL EXPENSES	2,247.47	1,505.59	741.88	15,055.90	14,523.93	18,067.00	-19.61
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,419.45	1,500.00	-80.55	15,000.00	14,618.22	18,000.00	-18.79
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,419.45	1,500.00	-80.55	15,000.00	14,618.22	18,000.00	-18.79
96700 TOTAL INTEREST EXP & AMORT	1,419.45	1,500.00	-80.55	15,000.00	14,618.22	18,000.00	-18.79
96900 TOTAL OPERATING EXPENSE	29,878.06	34,058.99	-4,180.93	340,589.90	297,059.51	408,708.00	-27.32
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,502.40	1,774.33	-5,276.73	17,743.30	-28,586.52	21,292.00	-234.26
MISCELLANEOUS EXPENSE							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	2,800.00	2,800.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,649.00	-12,766.00	-883.00	-127,660.00	-152,451.00	-153,192.00	-0.48
Total Admin Fee Subsidy	-13,649.00	-12,766.00	-883.00	-127,660.00	-152,451.00	-153,192.00	-0.48
Interest Income							
30-1-000-000-3300.000 Int Reserve	-7.09	-5.25	-1.84	-52.50	-45.94	-63.00	-27.08
Surplus-Admin							
30-1-000-000-3610.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Income	-7.09	-5.25	-1.84	-52.50	-45.94	-63.00	-27.08
Other Income							
30-1-000-000-3300.010 Inc - Portable	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-3300.100 Fraud Recovery - Admin	0.00	-54.17	54.17	-541.70	-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	-541.70	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-13,656.09	-12,825.42	-830.67	-128,254.20	-153,364.94	-153,905.00	-0.35
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,592.02	8,666.67	-74.65	86,666.70	86,767.59	104,000.00	-16.57
Total Admin Salaries	8,592.02	8,666.67	-74.65	86,666.70	86,767.59	104,000.00	-16.57
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	2,250.00	187.50	2,062.50	1,875.00	2,250.00	2,250.00	0.00
Total Audit Fee Expense	2,250.00	187.50	2,062.50	1,875.00	2,250.00	2,250.00	0.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,484.00	2,460.00	24.00	24,600.00	25,248.00	29,520.00	-14.47
30-1-000-000-4120.300 Bookkeep. Fees	1,552.50	1,538.00	14.50	15,380.00	15,780.00	18,456.00	-14.50
Total Fees Expense	4,036.50	3,998.00	38.50	39,980.00	41,028.00	47,976.00	-14.48
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	3,988.40	4,183.33	-194.93	41,833.30	39,608.20	50,200.00	-21.10
Total Benefit Contribution Exp	3,988.40	4,183.33	-194.93	41,833.30	39,608.20	50,200.00	-21.10
Office Expense							
30-1-000-000-4180.000 Telephone	192.29	76.67	115.62	766.70	957.26	920.00	4.05
30-1-000-000-4190.100 Postage	197.49	154.17	43.32	1,541.70	1,571.82	1,850.00	-15.04
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	113.08	22.08	91.00	220.80	387.90	265.00	46.38
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	308.30	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	250.00	370.50	300.00	23.50
Total Office Expense	502.86	308.75	194.11	3,087.50	3,467.48	3,705.00	-6.41
Legal Expense							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	125.00	-125.00	1,250.00	836.11	1,500.00	-44.26
Total Travel Expense	0.00	125.00	-125.00	1,250.00	836.11	1,500.00	-44.26
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	24.68	0.00	24.68	0.00	236.22	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	2,850.00	1,960.00	3,420.00	-42.69
30-1-000-000-4140.000 Training - Staff	0.00	125.00	-125.00	1,250.00	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	2,750.00	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	111.82	16.67	95.15	166.70	989.35	200.00	394.68
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	2,916.70	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	345.81	308.33	37.48	3,083.30	5,270.04	3,700.00	42.43
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	3,230.00	2,800.00	3,876.00	-27.76
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	359.90	0.00	
Total Other Expense	1,078.30	1,624.67	-546.37	16,246.70	12,330.51	19,496.00	-36.75
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	250.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	125.00	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	375.00	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	20,448.08	19,131.42	1,316.66	191,314.20	186,287.89	229,577.00	-18.86
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	102.97	54.17	48.80	541.70	581.41	650.00	-10.55
30-1-000-000-4510.030 Work Comp Insurance	176.78	199.08	-22.30	1,990.80	1,934.39	2,389.00	-19.03
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	516.70	500.00	620.00	-19.35
Total Insurance Premium Expenses	329.75	304.92	24.83	3,049.20	3,015.80	3,659.00	-17.58
TOTAL INSURANCE EXPENSE	329.75	304.92	24.83	3,049.20	3,015.80	3,659.00	-17.58
General Expense							
30-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	-4.00	41.67	-45.67	416.70	-2,455.70	500.00	-591.14
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	2,833.30	2,638.24	3,400.00	-22.40
Total General Expense	263.73	325.00	-61.27	3,250.00	182.54	3,900.00	-95.32
TOTAL GENERAL EXPENSE	263.73	325.00	-61.27	3,250.00	182.54	3,900.00	-95.32
TOTAL EXPENSES - ADMIN	21,041.56	19,761.34	1,280.22	197,613.40	189,486.23	237,136.00	-20.09
ADMIN (Profit)/Loss	7,385.47	6,935.92	449.55	69,359.20	36,121.29	83,231.00	-56.60
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
Total Depreciation Expense	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL MISC EXPENSE	464.00	465.00	-1.00	4,650.00	4,640.00	5,580.00	-16.85
TOTAL ADMIN EXPENSES w/ DEPR EXP	21,505.56	20,226.34	1,279.22	202,263.40	194,126.23	242,716.00	-20.02
ADMIN (Profit)/Loss w/ Depreciation	7,849.47	7,400.92	448.55	74,009.20	40,761.29	88,811.00	-54.10

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	0.00	-54.17	54.17	-541.70	-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	-82,954.00	-82,237.50	-716.50	-822,375.00	-851,172.00	-986,850.00	-13.75
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,954.00	-82,291.67	-662.33	-822,916.70	-852,039.00	-987,500.00	-13.72
TOTAL HAP INCOME	-82,954.00	-82,291.67	-662.33	-822,916.70	-852,039.00	-987,500.00	-13.72
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	74,813.00	71,916.67	2,896.33	719,166.70	769,894.00	863,000.00	-10.79
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	2,336.00	3,333.33	-997.33	33,333.30	37,186.00	40,000.00	-7.04
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	70,000.00	64,448.00	84,000.00	-23.28
Total HAP Expenses	83,588.00	82,250.00	1,338.00	822,500.00	871,528.00	987,000.00	-11.70
TOTAL HAP EXPENSE	83,588.00	82,250.00	1,338.00	822,500.00	871,528.00	987,000.00	-11.70
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	-3.80	41.67	-45.47	416.70	-287.50	500.00	-157.50
Total General HAP Expenses	-3.80	41.67	-45.47	416.70	-287.50	500.00	-157.50
TOTAL GENERAL HAP EXPENSES	-3.80	41.67	-45.47	416.70	-287.50	500.00	-157.50
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	83,584.20	82,291.67	1,292.53	822,916.70	871,240.50	987,500.00	-11.77
Remaining HAP (to)/from Reserve	630.20	0.00	630.20	0.00	19,201.50	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	150.00	0.00	0.00
EHV - HAP INCOME STATEMENT							
<u>EHV - HAP INCOME</u>							
HAP Income							
30-1-000-001-8026.000 EHV HAP Subsidy Inc	-10,601.00	-5,395.83	-5,205.17	-53,958.30	-60,594.00	-64,750.00	-6.42
Total HAP Income	-10,601.00	-5,395.83	-5,205.17	-53,958.30	-60,594.00	-64,750.00	-6.42
TOTAL HAP INCOME	-10,601.00	-5,395.83	-5,205.17	-53,958.30	-60,594.00	-64,750.00	-6.42
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,773.00	5,320.83	1,452.17	53,208.30	66,721.00	63,850.00	4.50
30-1-000-001-4715.040 EHV HAP Utility Pmts	661.00	75.00	586.00	750.00	5,259.00	900.00	484.33
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	53,958.30	71,980.00	64,750.00	11.17
TOTAL HAP EXPENSE	7,434.00	5,395.83	2,038.17	53,958.30	71,980.00	64,750.00	11.17
EHV HAP (to)/from Reserve	-3,167.00	0.00	-3,167.00	0.00	11,386.00	0.00	
EHV - ADMIN INCOME STATEMENT							
ADMIN INCOME - EHV							
<u>EHV - ADMIN INCOME</u>							
Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	-979.00	-775.00	-204.00	-7,750.00	-8,505.00	-9,300.00	-8.55
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	-11,666.70	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-416.70	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-416.70	-300.00	-500.00	-40.00
Total Admin Fee Subsidy	-979.00	-2,025.01	1,046.01	-20,250.10	-8,805.00	-24,300.00	-63.77
Interest Income							
Total Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
Other Income							
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN INCOME	-979.00	-2,025.01	1,046.01	-20,250.10	-8,805.00	-24,300.00	-63.77

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
January, 2024

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ADMIN EXPENSES - EHV							
<u>PRELIMINARY FEE EXPENSES</u>							
Preliminary Fee Expenses							
30-1-000-001-4130.100 EHV Preliminary Exps	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-4190.200 Inspection Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Preliminary Fee Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PRELIMINARY FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>PLACEMENT/ISSUANCE EXPENSES</u>							
Admin Placement/Issuance Fee Exp							
Total Placement/Issuance Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PLACEMENT/ISSUANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>ONGOING ADMINISTRATIVE EXPENSES</u>							
Ongoing Admin Expenses							
30-1-000-001-4110.000 EHV Salary Exp	139.48	291.67	-152.19	2,916.70	1,496.24	3,500.00	-57.25
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	2,083.30	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	80.36	261.67	-181.31	2,616.70	862.00	3,140.00	-72.55
30-1-000-001-4120.100 EHV Management Fee	156.00	180.00	-24.00	1,800.00	1,524.00	2,160.00	-29.44
30-1-000-001-4120.300 EHV Bookkeeping Fee	97.50	112.50	-15.00	1,125.00	952.50	1,350.00	-29.44
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	1,000.00	720.00	1,200.00	-40.00
Total Ongoing Admin Expenses	533.34	1,154.17	-620.83	11,541.70	5,554.74	13,850.00	-59.89
TOTAL ONGOING ADMIN EXPENSES	533.34	1,154.17	-620.83	11,541.70	5,554.74	13,850.00	-59.89
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	208.33	-208.33	2,083.30	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	2,083.30	0.00	2,500.00	-100.00
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	100.00	-100.00	1,000.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	1,000.00	0.00	1,200.00	-100.00
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	562.50	-562.50	5,625.00	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	5,625.00	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	8,708.30	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	533.34	2,025.00	-1,491.66	20,250.00	5,554.74	24,300.00	-77.14
EHV ADMINI (Profit)/Loss	-445.66	-0.01	-445.65	-0.10	-3,250.26	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
January 31, 2024

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	123,223.24	137,945.91	-14,722.67	1,361,887.84	1,655,351.00	-17.73
TOTAL OPERATING INCOME	123,223.24	137,945.91	-14,722.67	1,361,887.84	1,655,351.00	-17.73
OPERATING EXPENSE						
Total Administration Expenses	84,467.05	63,700.00	20,767.05	677,395.94	764,400.00	-11.38
Total Tenant Service Expenses	0.00	0.00	0.00	273.50	0.00	
Total Utility Expenses	683.74	615.00	68.74	4,038.47	7,380.00	-45.28
Total Maintenance Expenses	64,145.32	61,164.16	2,981.16	652,563.37	733,970.00	-11.09
Total Protective Expenses	6,391.61	6,616.67	-225.06	68,647.45	79,400.00	-13.54
General Expenses	3,469.51	3,724.17	-254.66	32,563.36	44,690.00	-27.14
TOTAL ROUTINE OPERATING EXPENSES	159,157.23	135,820.00	23,337.23	1,435,482.09	1,629,840.00	-11.92
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	159,157.23	135,820.00	23,337.23	1,435,482.09	1,629,840.00	-11.92
NET REVENUE/-EXPENSE PROFIT/-LOSS	-35,933.99	2,125.91	-38,059.90	-73,594.25	25,511.00	-388.48
Total Depreciation Expense						
Total Depreciation Expense	760.50	765.00	-4.50	7,605.00	9,180.00	-17.16
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-36,694.49	1,360.91	-38,055.40	-81,199.25	16,331.00	-597.21

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
January 31, 2024

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	86,324.50	92,870.83	-6,546.33	990,455.30	1,114,450.00	-11.13
TOTAL OPERATING INCOME	86,324.50	92,870.83	-6,546.33	990,455.30	1,114,450.00	-11.13
OPERATING EXPENSE						
Total Administration Expenses	32,507.82	29,024.68	3,483.14	307,309.66	348,296.00	-11.77
Total Tenant Service Expenses	0.00	400.00	-400.00	416.95	4,800.00	-91.31
Total Utility Expenses	17,453.54	11,750.00	5,703.54	99,937.09	141,000.00	-29.12
Total Maintenance Expenses	77,359.12	35,089.53	42,269.59	364,582.91	421,074.00	-13.42
Total Protective Service Expenses	3,199.55	3,515.84	-316.29	27,744.71	42,190.00	-34.24
General Expenses	9,573.78	8,184.16	1,389.62	88,435.69	98,210.00	-9.95
TOTAL ROUTINE OPERATING EXPENSES	140,093.81	87,964.21	52,129.60	888,427.01	1,055,570.00	-15.83
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	140,093.81	87,964.21	52,129.60	888,427.01	1,055,570.00	-15.83
NET REVENUE/EXPENSE PROFIT/-LOSS	-53,769.31	4,906.62	-58,675.93	102,028.29	58,880.00	73.28
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	108,490.00	165,000.00	-34.25
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-64,618.31	-8,843.38	-55,774.93	-6,461.71	-106,120.00	-93.91

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
January 31, 2024

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	104,311.72	109,193.67	-4,881.95	1,161,175.47	1,310,324.00	-11.38
TOTAL OPERATING INCOME	104,311.72	109,193.67	-4,881.95	1,161,175.47	1,310,324.00	-11.38
OPERATING EXPENSE						
Total Administration Expenses	34,774.97	36,060.27	-1,285.30	330,633.16	432,723.00	-23.59
Total Tenant Service Expenses	0.00	91.67	-91.67	816.08	1,100.00	-25.81
Total Utility Expenses	3,982.71	2,945.82	1,036.89	22,173.42	35,350.00	-37.27
Total Maintenance Expenses	89,679.58	52,350.91	37,328.67	691,751.72	628,211.00	10.11
Total Protective Service Expenses	3,516.77	2,920.83	595.94	36,281.30	35,050.00	3.51
General Expenses	12,723.94	8,379.10	4,344.84	85,458.37	100,549.00	-15.01
TOTAL ROUTINE OPERATING EXPENSES	144,677.97	102,748.60	41,929.37	1,167,114.05	1,232,983.00	-5.34
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	144,677.97	102,748.60	41,929.37	1,167,114.05	1,232,983.00	-5.34
NET REVENUE/EXPENSE PROFIT/-LOSS	-40,366.25	6,445.07	-46,811.32	-5,938.58	77,341.00	-107.68
Total Depreciation Expense						
Total Depreciation Expense	28,510.00	31,000.00	-2,490.00	285,100.00	372,000.00	-23.36
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-68,876.25	-24,554.93	-44,321.32	-291,038.58	-294,659.00	-1.23

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
January 31, 2024

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,471.67	26,347.59	-875.92	291,474.00	316,171.00	-7.81
TOTAL OPERATING INCOME	25,471.67	26,347.59	-875.92	291,474.00	316,171.00	-7.81
OPERATING EXPENSE						
Total Administration Expenses	8,221.97	8,685.09	-463.12	73,425.06	104,221.00	-29.55
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	4,734.44	2,850.00	1,884.44	21,320.51	34,200.00	-37.66
Total Maintenance Expenses	6,802.30	12,864.50	-6,062.20	77,442.62	154,374.00	-49.83
Total Protective Service Expenses	1,433.64	1,197.50	236.14	10,372.82	14,370.00	-27.82
General Expenses	2,154.91	2,640.25	-485.34	28,326.94	31,683.00	-10.59
TOTAL ROUTINE OPERATING EXPENSES	23,347.26	28,829.00	-5,481.74	210,887.95	345,948.00	-39.04
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	23,347.26	28,829.00	-5,481.74	210,887.95	345,948.00	-39.04
NET REVENUE/EXPENSE PROFIT/-LOSS	2,124.41	-2,481.41	4,605.82	80,586.05	-29,777.00	-370.63
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	44,350.00	105,000.00	-57.76
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-2,310.59	-11,231.41	8,920.82	36,236.05	-134,777.00	-126.89

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
January 31, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,656.09	12,825.42	830.67	153,364.94	153,905.00	-0.35
TOTAL ADMIN OPERATING INCOME	13,656.09	12,825.42	830.67	153,364.94	153,905.00	-0.35
OPERATING EXPENSES						
Total Admin Expenses	13,540.91	14,300.42	-759.51	137,653.77	171,605.00	-19.78
Total Fees Expenses	6,591.18	4,470.50	2,120.68	45,474.22	53,646.00	-15.23
Total General Expenses	909.47	990.42	-80.95	6,358.24	11,885.00	-46.50
TOTAL OPERATING EXPENSES	21,041.56	19,761.34	1,280.22	189,486.23	237,136.00	-20.09
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	21,041.56	19,761.34	1,280.22	189,486.23	237,136.00	-20.09
NET REVENUE PROFIT/-LOSS	-7,385.47	-6,935.92	-449.55	-36,121.29	-83,231.00	-56.60
Total Depreciation Expense	464.00	465.00	-1.00	4,640.00	5,580.00	-16.85
NET REVENUE w/Deprecitation PROFIT/-LOSS	-7,849.47	-7,400.92	-448.55	-40,761.29	-88,811.00	-54.10

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,954.00	82,291.67	662.33	852,039.00	987,500.00	-13.72
TOTAL HAP INCOME	82,954.00	82,291.67	662.33	852,039.00	987,500.00	-13.72
HAP EXPENSES						
Total HAP Expenses	83,588.00	82,250.00	1,338.00	871,528.00	987,000.00	-11.70
Total General HAP Expenses	-3.80	41.67	-45.47	-287.50	500.00	-157.50
TOTAL HAP EXPENSES	83,584.20	82,291.67	1,292.53	871,240.50	987,500.00	-11.77
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-630.20	0.00	-630.20	-19,201.50	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
January 31, 2024

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	37,615.78	37,317.08	298.70	369,399.65	447,805.00	-17.51
TOTAL OPERATING INCOME	37,615.78	37,317.08	298.70	369,399.65	447,805.00	-17.51
OPERATING EXPENSE						
Total Administration Expenses	8,381.34	8,260.08	121.26	74,662.39	99,121.00	-24.68
Total Fee Expenses	4,767.85	4,284.00	483.85	43,209.99	51,408.00	-15.95
Total Utilities Expenses	4,853.24	3,405.00	1,448.24	32,198.17	40,860.00	-21.20
Total Maintenance Expenses	10,001.65	20,691.08	-10,689.43	164,404.23	248,293.00	-33.79
Total Taxes & Insurance Expense	3,691.21	3,974.42	-283.21	34,953.71	47,693.00	-26.71
Total Financial Expenses	1,419.46	1,500.00	-80.54	14,618.27	18,000.00	-18.79
TOTAL ROUTINE OPERATING EXPENSE	33,114.75	42,114.58	-8,999.83	364,046.76	505,375.00	-27.97
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	33,114.75	42,114.58	-8,999.83	364,046.76	505,375.00	-27.97
NET REVENUE PROFIT/-LOSS						
	4,501.03	-4,797.50	9,298.53	5,352.89	-57,570.00	-109.30
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	83,060.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,804.97	-4,797.50	992.53	-77,707.11	-57,570.00	34.98

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
January 31, 2024

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,380.46	32,287.41	1,093.05	325,646.03	387,449.00	-15.95
TOTAL OPERATING INCOME	<u>33,380.46</u>	<u>32,287.41</u>	<u>1,093.05</u>	<u>325,646.03</u>	<u>387,449.00</u>	<u>-15.95</u>
OPERATING EXPENSE						
Total Administration Expenses	8,450.32	6,836.83	1,613.49	70,853.44	82,042.00	-13.64
Total Fee Expenses	3,872.50	3,868.00	4.50	38,268.63	46,416.00	-17.55
Total Utilities Expenses	4,862.78	3,230.00	1,632.78	38,900.49	38,760.00	0.36
Total Maintenance Expenses	7,841.83	15,503.15	-7,661.32	102,536.24	186,038.00	-44.88
Total Taxes & Insurance Expense	3,431.18	3,121.01	310.17	31,882.49	37,452.00	-14.87
Total Financial Expenses	1,419.45	1,500.00	-80.55	14,618.22	18,000.00	-18.79
TOTAL ROUTINE OPERATING EXPENSE	<u>29,878.06</u>	<u>34,058.99</u>	<u>-4,180.93</u>	<u>297,059.51</u>	<u>408,708.00</u>	<u>-27.32</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>29,878.06</u>	<u>34,058.99</u>	<u>-4,180.93</u>	<u>297,059.51</u>	<u>408,708.00</u>	<u>-27.32</u>
NET REVENUE PROFIT/-LOSS						
	<u>3,502.40</u>	<u>-1,771.58</u>	<u>5,273.98</u>	<u>28,586.52</u>	<u>-21,259.00</u>	<u>-234.47</u>
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	72,105.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-3,708.10</u>	<u>-1,771.58</u>	<u>-1,936.52</u>	<u>-43,518.48</u>	<u>-21,259.00</u>	<u>104.71</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
January 31, 2024

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	339,331.13	366,358.00	-27,026.87	3,726,850.65	4,396,296.00	-15.23
TOTAL OPERATING INCOME	<u>339,331.13</u>	<u>366,358.00</u>	<u>-27,026.87</u>	<u>3,726,850.65</u>	<u>4,396,296.00</u>	<u>-15.23</u>
OPERATING EXPENSE						
Total Administration Expenses	144,408.61	133,053.37	11,355.24	1,320,895.43	1,596,640.00	-17.27
Total Tenant Service Expenses	0.00	1,083.33	-1,083.33	1,506.53	13,000.00	-88.41
Total Utility Expenses	26,854.43	18,160.82	8,693.61	147,469.49	217,930.00	-32.33
Total Maintenance Expenses	237,986.32	161,469.10	76,517.22	1,786,340.62	1,937,629.00	-7.81
Total Protective Service Expenses	14,541.57	14,250.84	290.73	143,046.28	171,010.00	-16.35
General Expenses	27,922.14	22,927.68	4,994.46	234,784.36	275,132.00	-14.66
TOTAL ROUTINE OPERATING EXPENSES	<u>451,713.07</u>	<u>350,945.14</u>	<u>100,767.93</u>	<u>3,634,042.71</u>	<u>4,211,341.00</u>	<u>-13.71</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>451,713.07</u>	<u>350,945.14</u>	<u>100,767.93</u>	<u>3,634,042.71</u>	<u>4,211,341.00</u>	<u>-13.71</u>
NET REVENUE/EXPENSE PROFIT/-LOSS						
	<u>-112,381.94</u>	<u>15,412.86</u>	<u>-127,794.80</u>	<u>92,807.94</u>	<u>184,955.00</u>	<u>-49.82</u>
Total Depreciation Expense						
	44,554.50	54,265.00	-9,710.50	445,545.00	651,180.00	-31.58
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-156,936.44</u>	<u>-38,852.14</u>	<u>-118,084.30</u>	<u>-352,737.06</u>	<u>-466,225.00</u>	<u>-24.34</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
January 31, 2024

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	70,996.24	69,604.49	1,391.75	695,045.68	835,254.00	-16.79
TOTAL OPERATING INCOME	70,996.24	69,604.49	1,391.75	695,045.68	835,254.00	-16.79
OPERATING EXPENSE						
Total Administration Expenses	16,831.66	15,096.91	1,734.75	145,515.83	181,163.00	-19.68
Total Fee Expenses	8,640.35	8,152.00	488.35	81,478.62	97,824.00	-16.71
Total Utilities Expenses	9,716.02	6,635.00	3,081.02	71,098.66	79,620.00	-10.70
Total Maintenance Expenses	17,843.48	36,194.23	-18,350.75	266,940.47	434,331.00	-38.54
Total Taxes & Insurance Expense	7,122.39	7,095.43	26.96	66,836.20	85,145.00	-21.50
Total Financial Expenses	2,838.91	3,000.00	-161.09	29,236.49	36,000.00	-18.79
TOTAL ROUTINE OPERATING EXPENSE	62,992.81	76,173.57	-13,180.76	661,106.27	914,083.00	-27.68
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	62,992.81	76,173.57	-13,180.76	661,106.27	914,083.00	-27.68
NET REVENUE PROFIT/-LOSS						
	8,003.43	-6,569.08	14,572.51	33,939.41	-78,829.00	-143.05
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	155,165.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-7,513.07	-6,569.08	-943.99	-121,225.59	-78,829.00	53.78

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
January, 2024

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,830.24	10,262.01	-431.77	102,766.45
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,156.07	15,876.09	2,279.98	178,374.81
Administrative Expenses	4,521.51	1,622.59	2,898.92	26,168.40
Teneant Services	0.00	532.03	-532.03	416.95
Utilities	17,453.54	27,822.59	-10,369.05	99,937.09
Maint/Protective Serv - Supplies/Conts	80,501.69	41,490.39	39,011.30	392,270.64
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	9,573.78	6,353.02	3,220.76	88,435.69
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	140,036.83	103,958.72	36,078.11	888,370.03
AMP002 - FAMILY				
Salaries	9,328.80	8,685.95	642.85	97,994.13
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,310.73	17,073.67	3,237.06	194,678.25
Administrative Expenses	5,135.44	3,565.01	1,570.43	37,960.78
Teneant Services	0.00	0.00	0.00	816.08
Utilities	3,982.71	5,097.16	-1,114.45	22,173.42
Maint/Protective Serv - Supplies/Conts	93,196.35	50,513.80	42,682.55	726,769.17
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	12,723.94	8,204.23	4,519.71	85,458.37
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	144,677.97	93,139.82	51,538.15	1,165,898.42
AMP003 - BLUEBELL				
Salaries	1,244.06	0.00	1,244.06	11,570.52
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,273.99	4,683.64	590.35	51,768.95
Administrative Expenses	1,703.92	1,056.18	647.74	10,085.59
Teneant Services	0.00	0.00	0.00	0.00
Utilities	4,734.44	7,507.08	-2,772.64	21,320.51
Maint/Protective Serv - Supplies/Conts	8,235.94	27,487.30	-19,251.36	87,577.35
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	2,154.91	2,175.74	-20.83	28,326.94
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	23,347.26	42,909.94	-19,562.68	210,649.86
COCC				
Salaries	125,936.78	123,095.91	2,840.87	1,202,040.36
Employee W/H Payments	9,648.39	-25.34	9,673.73	291.02
Fee Expenses	618.48	479.72	138.76	4,428.76
Administrative Expenses	21,496.83	6,089.67	15,407.16	118,701.02
Teneant Services	0.00	0.00	0.00	273.50
Utilities	683.74	1,446.68	-762.94	4,038.47
Maint/Protective Serv - Supplies/Conts	693.25	-1,489.10	2,182.35	6,277.51
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,469.51	3,232.62	236.89	32,563.36
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	162,546.98	132,830.16	29,716.82	1,368,614.00
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	146,339.88	142,043.87	4,296.01	1,414,371.46
Employee W/H Payments	9,648.39	-25.34	9,673.73	291.02
Fee Expenses	44,359.27	38,163.12	6,196.15	429,192.74
Administrative Expenses	77,216.97	50,446.57	26,770.40	622,166.56
Teneant Services	0.00	532.03	-532.03	1,506.53
Utilities	26,854.43	41,873.51	-15,019.08	147,469.49
Maint/Protective Serv - Supplies/Conts	182,627.23	118,002.39	64,624.84	1,212,894.67
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	27,922.14	19,965.61	7,956.53	234,784.36
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	514,968.31	411,001.76	103,966.55	4,062,725.05

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
January, 2024

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	11,301.62	11,407.85	-106.23
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,484.00	4,284.00	1,200.00
Administrative Expenses	1,334.72	-756.03	2,090.75
Utilities	4,853.24	5,264.43	-411.19
Maintenance Supplies/Contracts	2,982.67	121,865.19	-118,882.52
Security, Tax, & Insurance Expenses	4,535.19	4,018.12	517.07
Finacial Expenses	1,419.46	0.00	1,419.46
TOTAL BRENTWOOD CLAIMS	31,910.90	146,083.56	-114,172.66
PRAIRIELAND			
Salaries	11,192.51	11,407.86	-215.35
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,917.50	3,629.50	1,288.00
Administrative Expenses	1,623.70	-1,873.19	3,496.89
Utilities	4,862.78	3,854.54	1,008.24
Maintenance Supplies/Contracts	1,001.97	6,179.97	-5,178.00
Security, Taxes, & Insurance Expenses	4,205.15	4,050.45	154.70
Financial Expenses	1,419.45	0.00	1,419.45
TOTAL PRAIRIELAND CLAIMS	29,223.06	27,249.13	1,973.93
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	22,494.13	22,815.71	-321.58
Employee W/H Payments	0.00	0.00	0.00
Management Fees	10,401.50	7,913.50	2,488.00
Administrative Expenses	2,958.42	-2,629.22	5,587.64
Utilities	9,716.02	9,118.97	597.05
Maintenance Supplies	3,984.64	128,045.16	-124,060.52
Security, Tax, & Insurance Expenses	8,740.34	8,068.57	671.77
Financial Expenses	2,838.91	0.00	2,838.91
TOTAL AHP CLAIMS	61,133.96	173,332.69	-112,198.73
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,580.42	8,206.71	4,373.71
Employee W/H Payments	0.00	0.00	0.00
Management Fees	6,871.18	4,180.02	2,691.16
Administrative Expenses	960.49	1,806.55	-846.06
General Expense-Admin	593.48	446.21	147.27
Total HCV Expenses	21,005.57	14,639.49	6,366.08
HAP Expenses	83,588.00	77,568.00	6,020.00
General Expenses	-3.80	44.00	-47.80
Total HAP Expenses	83,584.20	77,612.00	5,972.20
TOTAL HCV CLAIMS	104,589.77	92,251.49	12,338.28

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
January, 2024

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	350,000.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	350,000.00	350,000.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	317,519.49	0.00	500,406.49	528,794.49
TOTAL CFG 2022 CLAIMS	317,519.49	0.00	500,406.49	828,794.49
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	8,515.91	0.00	909,310.00	909,310.00
TOTAL CFG 2021 CLAIMS	8,515.91	0.00	909,310.00	1,209,310.00
CFG 2020 - \$1,168,267				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	360,949.18	740,212.65
TOTAL CFG 2020 CLAIMS	0.00	0.00	360,949.18	1,040,212.65
CFG 2019 - \$1,083,874				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	0.00	0.00	783,874.00
TOTAL CFG 2019 CLAIMS	0.00	0.00	0.00	1,083,874.00
TOTAL CFG GRANT(S) CLAIMS	326,035.40	0.00	2,120,665.67	4,512,191.14

Knox County Housing Authority
CLAIMS REPORT TOTALS
January, 2024

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	140,093.81	103,958.72	36,135.09	888,427.01
AMP002 - FAMILY	144,677.97	93,139.82	51,538.15	1,167,114.05
AMP003 - BLUEBELL	23,347.26	42,909.94	-19,562.68	210,887.95
COCC	168,805.62	132,830.16	35,975.46	1,435,773.11
TOTAL LOW RENT	476,924.66	372,838.64	104,086.02	3,702,202.12
<u>A.H.P.</u>				
BRENTWOOD	33,114.75	146,083.56	-112,968.81	364,046.76
PRAIRIELAND	29,878.06	27,249.13	2,628.93	297,059.51
TOTAL A.H.P.	62,992.81	173,332.69	-110,339.88	661,106.27
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	21,005.57	14,639.49	6,366.08	189,126.33
TOTAL HCV	21,005.57	14,639.49	6,366.08	189,126.33
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	350,000.00
CAPITAL FUND GRANT 2022	317,519.49	0.00	317,519.49	500,406.49
CAPITAL FUND GRANT 2021	8,515.91	0.00	8,515.91	909,310.00
CAPITAL FUND GRANT 2020	0.00	0.00	0.00	360,949.18
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	326,035.40	0.00	326,035.40	2,120,665.67
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TOTAL CLAIMS FOR MONTH	886,958.44	560,810.82	326,147.62	6,673,100.39



EXECUTIVE DIRECTOR REPORT

JANUARY 2023

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, February 27, 2024
Moon Towers Conference Room
255 W. Tompkins St.
Galesburg, IL 61401
knoxcountyhousing.org



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

COMMISSIONER COMPLIANCE REPORT

Commissioner Training and Development

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

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

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

Month	Training Events	Training Hours	Total Cost	Avg Cost per Hour	Training Budget	% to Budget	Variance
Apr-23	2	24.0	\$ 1,643.40	\$ 68.48	\$ 833.33	197.21%	\$ 810.07
May-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jun-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Jul-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Aug-23	0	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Sep-23	0	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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Feb-24			\$ -	\$ -		0.00%	
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 8,333.33	19.72%	\$ (6,689.93)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

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

The table below details commissioner attendance at Board meetings for the current calendar year:

CY 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1												100.0%
Robison, Sara (VC)	1												100.0%
VACANT													0.0%
Riley, Joseph	1												100.0%
Carson, LaToya	1												100.0%
Turner, Dena	1												100.0%
Range, Joey													0.0%
Antoine, Derek (ED)	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:	1	9	Fails Requirement
Average meeting attendance:	80.0	71.4%	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%
Total Capital Fund Program	\$ 1,514,974.00	\$ 1,514,974.00	\$ 350,000.00	23.1%	\$ 350,000.00	23.1%

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%
Total Capital Fund Program	\$ 1,164,974.00	\$ 1,164,974.00	\$ -	0.0%	\$ -	0.0%

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%
Total Capital Fund Program		\$ 1,467,361.00	\$ 1,467,361.00	\$ 884,917.00	60.3%	\$ 828,794.49	56.5%

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%
Total Capital Fund Program		\$ 1,167,361.00	\$ 1,167,361.00	\$ 584,917.00	50.1%	\$ 528,794.49	45.3%

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%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,209,310.00	\$ 1,209,310.00	\$ 1,209,310.00	100.0%	\$ 1,209,310.00	100.0%

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%
Total Capital Fund Program	\$ 909,310.00	\$ 909,310.00	\$ 909,310.00	100.0%	\$ 909,310.00	100.0%

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%
	\$ -	\$ -	\$ -		\$ -	
Total Capital Fund Program	\$ 1,168,267.00	\$ 1,168,267.00	\$ 1,168,267.00	100.0%	\$ 1,040,212.65	89.0%

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%
Total Capital Fund Program	\$ 868,267.00	\$ 868,267.00	\$ 868,267.00	100.0%	\$ 740,212.65	85.3%

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%	100.0%	4	99.8%	4
	Non-emergency WO - completion time	15.0%	3.00	1.03	4	1.91	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	13.00	2	11.11	3
	Annual Inspections - complete %	10.0%	100.0%	16.9%	1	16.9%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.30		3.35

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	99.9%	4	98.4%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	11.17	1	3.62	3
	Adequacy of wait list (ratio)	10.0%	1.00	4.30	4	4.30	4
	Income targeting - % ELI admissions	10.0%	40.0%	33.3%	3	46.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.60		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	93.0%	2	106.6%	4
	Expense - Actual to Budget %	10.0%	98.0%	159.7%	1	101.3%	2
	Profit/loss	20.0%	1.00	0.62	1	1.11	4
	30-day Notice efficiency	15.0%	98.0%	77.4%	1	43.6%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	3.7%	1	3.7%	1
	Tenant collections %	10.0%	98.0%	105.9%	4	108.7%	4
	Deposit collections %	5.0%	98.0%	95.0%	3	95.0%	3
	Reserve position	15.0%	4.00	8.82	4	8.82	4
	Total category score				1.95		2.85

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.7%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	101.6%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.20	3	3.20	3
Staff development - training/development	10.0%	100.0%	0.0%	1	40.8%	1
Unit-turnaround time (total)	15.0%	12.00	28.17	1	14.36	3
Total category score				2.60		2.90

TENANT RELATIONS



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

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.30	0.50	3.35	0.50
Occupancy	25.0%	4.00	3.60	0.90	3.90	0.98
Financial position	25.0%	4.00	1.95	0.49	2.85	0.71
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.60	0.39	2.90	0.44
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.04		3.39
DESIGNATION				STANDARD		STANDARD


PUBLIC HOUSING PROGRAM


SCATTERED FAMILY SITES

Woodland Bend, Whispering Hollow, Cedar Creek Place

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	97.7%	3	98.8%	4
	Non-emergency WO - completion time	15.0%	3.00	2.98	4	3.25	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	11.75	3	11.04	3
	Annual Inspections - complete %	10.0%	100.0%	24.8%	1	24.8%	1
	Annual Inspections - repair %	10.0%	100.0%	38.2%	1	78.8%	1
	Total category score				3.05		3.05

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.5%	4	98.4%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	4.33	2	2.82	3
	Adequacy of wait list (ratio)	10.0%	1.00	1.16	3	1.16	3
	Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	76.5%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	98.7%	4
	Total category score				3.40		3.80

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	95.5%	3	106.3%	4
	Expense - Actual to Budget %	10.0%	98.0%	140.8%	1	113.6%	1
	Profit/loss	20.0%	1.00	0.72	1	0.99	3
	30-day Notice efficiency	15.0%	98.0%	92.9%	2	2.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	16.7%	1	16.7%	1
	Tenant collections %	10.0%	98.0%	132.5%	4	120.5%	4
	Deposit collections %	5.0%	98.0%	96.0%	3	96.0%	3
	Reserve position	15.0%	4.00	8.46	4	8.46	4
	Total category score				2.20		2.55

PUBLIC HOUSING PROGRAM

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	38.00	4	38.00	4
Management assessment (MASS)	25.0%	25.00	21.00	3	21.00	3
Financial assessment (FASS)	25.0%	25.00	25.00	4	25.00	4
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	100.0%	4	96.6%	4
50058/50059 submissions	10.0%	100.0%	98.5%	4	98.5%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	71.3%	1	31.7%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.0%	3	75.0%	3
Staff development - hiring and retention	10.0%	3.00	3.60	4	3.60	4
Staff development - training/development	10.0%	100.0%	0.0%	1	48.0%	1
Unit-turnaround time (total)	15.0%	23.00	14.67	3	14.84	3
Total category score				2.55		2.55

TENANT RELATIONS



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

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.05	0.46	3.05	0.46
Occupancy	25.0%	4.00	3.40	0.85	3.80	0.95
Financial position	25.0%	4.00	2.20	0.55	2.55	0.64
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.55	0.38	2.55	0.38
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.00		3.19
DESIGNATION				STANDARD		STANDARD

PUBLIC HOUSING PROGRAM

BLUE BELL TOWER

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

MAINTENANCE



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Non-emergency WO - completion %	15.0%	100.0%	100.0%	4	100.0%	4
Non-emergency WO - completion time	15.0%	3.00	6.00	2	3.36	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	90.9%	1
Unit - average make-ready days	20.0%	10.00	12.00	3	12.22	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				3.20		2.70

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	98.4%	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	21.00	1	6.89	1
Adequacy of wait list (ratio)	10.0%	1.00	0.33	1	0.33	1
Income targeting - % ELI admissions	10.0%	40.0%	0.0%	1	33.3%	3
Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.10		3.30

FINANCIAL



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Income - Actual to Budget %	10.0%	98.0%	96.7%	3	110.6%	4
Expense - Actual to Budget %	10.0%	98.0%	81.0%	4	73.2%	4
Profit/loss	20.0%	1.00	1.09	4	1.38	4
30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.6%	4	0.6%	4
Tenant collections %	10.0%	98.0%	110.1%	4	108.7%	4
Deposit collections %	5.0%	98.0%	88.5%	1	88.5%	1
Reserve position	15.0%	4.00	14.02	4	14.02	4
Total category score				3.75		3.85

PUBLIC HOUSING PROGRAM

PHAS



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

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	97.1%	4	97.1%	4
50058/50059 submissions	10.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	10.0%	3.00	3.15	3	3.15	3
Staff development - training/development	10.0%	100.0%	0.0%	1	0.0%	1
Unit-turnaround time (total)	15.0%	100.0%	28.00	1	18.11	2
Total category score				2.70		2.85

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	100.0%	4	86.7%	3
Safety and security	50.0%	3.00	3	3	3	3
Total category score				3.50		3.00

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.20	0.48	2.70	0.41
Occupancy	25.0%	4.00	3.10	0.78	3.30	0.83
Financial position	25.0%	4.00	3.75	0.94	3.85	0.96
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	2.70	0.41	2.85	0.43
Tenant engagement	5.0%	4.00	3.50	0.18	3.00	0.15
Total SCORECARD				3.37		3.37
DESIGNATION				STANDARD		STANDARD

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.

	CURRENT PERIOD								FISCAL YEAR END							
	UDA	UDL	% OCC	% VAC	UMA	UML	% OCC	% VAC	UDA	UDL	% OCC	% VAC	UMA	UML	% OCC	% VAC
Moon Towers A	2619	2619	100.0%	0.0%	88	87	98.9%	1.1%	26819	26301	98.1%	1.9%	880	880	100.0%	0.0%
Moon Towers B	2759	2751	99.7%	0.3%	89	89	100.0%	0.0%	27234	26891	98.7%	1.3%	890	890	100.0%	0.0%
Moon Towers Total	5378	5370	99.9%	0.1%	177	176	99.4%	0.6%	54053	53192	98.4%	1.6%	1770	1770	100.0%	0.0%
Woodland Bend	2388	2356	98.7%	1.3%	77	77	100.0%	0.0%	23426	23086	98.5%	1.5%	780	780	100.0%	0.0%
Cedar Creek Place	2356	2300	97.6%	2.4%	76	76	100.0%	0.0%	22723	22250	97.9%	2.1%	760	760	100.0%	0.0%
Whispering Hollow	1302	1302	100.0%	0.0%	42	42	100.0%	0.0%	12780	12661	99.1%	0.9%	420	420	100.0%	0.0%
Family Sites Total	6046	5958	98.5%	1.5%	195	195	100.0%	0.0%	58929	57997	98.4%	1.6%	1960	1960	100.0%	0.0%
Bluebell Tower	1581	1556	98.4%	1.6%	51	51	100.0%	0.0%	15606	15449	99.0%	1.0%	510	510	100.0%	0.0%
Bluebell Tower Total	1581	1556	98.4%	1.6%	51	51	100.0%	0.0%	15606	15449	99.0%	1.0%	510	510	100.0%	0.0%
PH Program Total	13005	12884	99.1%	0.9%	423	422	99.8%	0.2%	128588	126638	98.5%	1.5%	4240	4240	100.0%	0.0%

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.

	FYE 03/31/2024 (TRENDING)				
	PASS	MASS	FASS	CFP	TOTAL
Moon Towers	39.60	21.00	25.00	10.00	95.60
Family Sites	38.00	21.00	25.00	10.00	94.00
Bluebell Tower	39.92	25.00	25.00	10.00	99.92
PH COMPOSITE	38.90	21.48	25.00	10.00	95.38

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	18	29	2	0	1	331	331.00
FEB								
MAR								
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		18	29	2	0	1		

VOUCHER ACTIVITY

VOUCHER ACTIVITY	PRIOR SEARCH	VOUCHER ACTIVITY						VOUCH. SEARCH
		ISSUED	EXPIRED	REVOKE	PORTS	FORFEIT	LEASED	
JAN	10	1	0	0	0	0	0	11
FEB								
MAR								
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		1	0	0	0	0	0	

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	197	\$ 74,813.00	\$ 83,588.00	89.50%	\$ 379.76	\$ 379.76
FEB						
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	197	\$ 74,813.00	\$ 83,588.00	89.50%	\$ 379.76	

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL – PORTABILITY

PORTABILITY HAP STATS	PORTED VOUCH.	HAP		% to HAP TOTAL	PER UNIT COST	ROLLING AVG
		PORTED	TOTAL			
JAN	5	\$ 6,439.00	\$ 83,588.00	7.70%	\$ 1,287.80	\$ 1,287.80
FEB						
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	5	\$ 6,439.00	\$ 83,588.00	7.70%	\$ 1,287.80	

HOUSING CHOICE VOUCHER PROGRAM

PROGRAM UTILIZATION

VOUCHER - UTILIZATION				BUDGET AUTHORITY - UTILIZATION				
MON	ACC	UML	%	HAP EXPENSE	BUDG. AUTH.	NRP	BA + NRP	%
JAN	285	207	72.63%	\$ 83,588.00	\$ 77,066.00	\$ -	\$ 77,066.00	108.46%
FEB								
MAR								
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								

SEMAP scoring for voucher utilization (lease up) is based on % to baseline (285) of total voucher leased, or % of budget authority + NRP expended. To attain full points (20), the agency must achieve 98.0% utilization.

SEMAP FORECAST

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

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


AFFORDABLE HOUSING PRESERVATION (AHP)


AFFORDABLE HOUSING PRESERVATION (AHP)

BRENTWOOD MANOR

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	95.6%	3	99.5%	4
	Non-emergency WO - completion time	15.0%	2.00	8.19	1	4.96	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	6.00	4	6.00	4
	Annual Inspections - complete %	10.0%	100.0%	94.8%	2	94.8%	2
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.20		3.65

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.6%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	15.0%	5.00	0.00	4	3.00	3
	Adequacy of wait list (ratio)	15.0%	1.00	3.27	4	3.27	4
	Income targeting - % ELI admissions	0.0%	40.0%	40.0%	4	40.0%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				4.00		3.85

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	100.8%	4	99.0%	3
	Expense - Actual to Budget %	10.0%	98.0%	78.6%	4	86.4%	4
	Profit/loss	20.0%	1.00	1.14	4	1.01	4
	14-day Notice efficiency	15.0%	98.0%	99.1%	4	25.0%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.1%	4	0.1%	4
	Tenant collections %	10.0%	98.0%	99.6%	4	98.6%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	3.41	3	3.41	3
Total category score				3.85		3.30	

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	20.62	3	20.62	3
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.75		3.75

MANAGEMENT



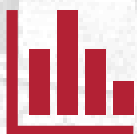
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	20.0%	100.0%	94.3%	4	96.5%	4
50058/50059 submissions	0.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	0.0%	100.0%	75.0%	1	75.0%	1
Tenant file review compliance	20.0%	100.0%	4.2%	1	86.5%	1
Pest control program effectiveness	20.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.70	4	3.70	4
Staff development - training/development	5.0%	100.0%	562.5%	4	91.9%	2
Unit-turnaround time (total)	30.0%	100.0%	0.00	4	13.29	3
Total category score				3.40		3.00

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	86.7%	3	90.2%	4
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		4.00

SCORECARD




	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.20	0.48	3.65	0.55
Occupancy	25.0%	4.00	4.00	1.00	3.85	0.96
Financial position	25.0%	4.00	3.85	0.96	3.30	0.83
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	3.40	0.51	3.00	0.45
Tenant engagement	5.0%	4.00	3.50	0.18	4.00	0.20
Total SCORECARD				3.69		3.55
DESIGNATION				HIGH PERFORMER		HIGH PERFORMER


AFFORDABLE HOUSING PRESERVATION (AHP)

PRAIRIELAND TOWNHOUSE APARTMENTS

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

MAINTENANCE	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Non-emergency WO - completion %	15.0%	100.0%	96.2%	3	99.6%	4
	Non-emergency WO - completion time	15.0%	3.00	11.80	1	6.94	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	3.00	4	3.00	4
	Annual Inspections - complete %	10.0%	100.0%	86.3%	1	86.3%	1
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.10		3.40

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	100.0%	4	99.1%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	0.00	4	3.50	3
	Adequacy of wait list (ratio)	10.0%	1.00	9.00	4	9.00	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				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%	103.4%	4	100.9%	4
	Expense - Actual to Budget %	10.0%	98.0%	87.7%	4	87.2%	4
	Profit/loss	20.0%	1.00	1.12	4	1.10	4
	30-day Notice efficiency	15.0%	98.0%	100.0%	4	100.0%	4
	Tenant accounts receivable (TAR) %	15.0%	1.5%	1.4%	3	1.4%	3
	Tenant collections %	10.0%	98.0%	103.5%	4	100.6%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	-4.85	1	-4.85	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%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	2.00	1	2.00	1
Capital Fund assessment (CFP)	10.0%	10.00	10.00	4	10.00	4
Total category score				3.25		3.25

MANAGEMENT



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	94.3%	4	96.0%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	104.2%	4	101.4%	4
Pest control program effectiveness	15.0%	100.0%	100.0%	4	100.0%	4
Staff development - hiring and retention	5.0%	3.00	3.70	4	3.70	4
Staff development - training/development	5.0%	100.0%	562.5%	4	91.9%	2
Unit-turnaround time (total)	30.0%	100.0%	3.00	4	11.44	4
Total category score				4.00		3.90

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	76.2%	3	80.9%	3
Safety and security	50.0%	3.00	6	4	6	4
Total category score				3.50		3.50

SCORECARD



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Maintenance of the property	15.0%	4.00	3.10	0.47	3.40	0.51
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	3.40	0.85	3.40	0.85
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	4.00	0.60	3.90	0.59
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.58		3.58
DESIGNATION				HIGH PERFORMER		HIGH PERFORMER

AGENCY VISION

AGENCY VISION

WHO WE ARE.

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

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

WHAT WE DO.

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

WHO WE SERVE.

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

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





Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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Galesburg, Illinois 61402-0308
Phone (309) 345-2255
Fax (309) 345-2258

February 26, 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 cases¹:

Ashley Vickers (563 Iowa Ave.)	1 st Appr. - STO
Travis Campbell (300 N. Jefferson St. #207)	1 st Appr. - CD
Aaron Jensen (255 W. Tompkins St. #1104)	1 st Appr. - CD
Jodi Melton (255 W. Tompkins St. #405)	1 st Appr. - CT 02/15/24 Trial 03/11/24
Thomas Anderson (170 S. West St. #816)	1 st Appr. - 03/07/24
Lynda Mesecher (170 S. West St. #216)	1 st Appr. - JD
Aaron Jensen (255 W. Tompkins St. #1104)	1 st Appr. - CD
Destiny Denniston (2021 E. Knox St.)	1 st Appr. - CT 03/07/24
Chante Morrison (510 Michigan Ave.)	1 st Appr. - CT 03/07/24
Antoinette McClain (502 Iowa Ct.)	1 st Appr. - Trial 03/11/24 CD
Elizabeth May (1055 W. Berrien St.)	1 st Appr. - JD

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

VJCD

Brook Montgomery (1515 McKnight St.)	1 st Appr. - 02/29/24
Hailey Woodring (493 Iowa Ave.)	1 st Appr. - 02/29/24
Cody Teel (969 W. Berrien St.)	1 st Appr. - 02/29/24
Thomas Johnson (170 S. West St. #713)	1 st Appr. - 02/29/24

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.