

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
3/26/2024
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 02-2024 Financial Reports	Chairperson Hawkinson
<input type="checkbox"/> VACANT	Review/Ratify 02-2024 Claims and Bills	Chairperson Hawkinson
<input type="checkbox"/> Joey Range	COCC:	\$ 144,908.27
<input type="checkbox"/> Joseph Riley	Moon Towers:	\$ 90,073.70
<input type="checkbox"/> Sara Robison	Family:	\$ 133,933.46
<input type="checkbox"/> Dena May Turner	Bluebell:	\$ 19,935.15
<u>Excused:</u>	HCV:	\$ 105,103.40
	Brentwood:	\$ 33,901.55
	Prairieland:	\$ 29,977.28
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 0.00
	Capital Fund 2023:	\$ 0.00

Public Comment	Open
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Old Business	None
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New Business	Review/Approve Application for Change Order 2 – Hein Construction – 504 Modernization Project – Phase 4	Derek Antoine
	Review/Approve Resolution 2024-02 KCHA FYE 03/31/2025 Operating Budget Revision	Derek Antoine
	Review/Approve Resolution 2024-03 Supply/Service Vendor Listing for FYE03/31/2025	Derek Antoine

board agenda

Review/Approve Resolution 2024-04
Uncollectible Debt Charge-Off for Period
Ending 03/31/2025

Derek Antoine

Reports

Executive Director's Report – 02-2024
KCHA Legal Counsel Report – 03-2024

Derek Antoine

Jack Ball

Other Business

Narcan Vending Machine Update
Warming Shelter Update

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
February 27, 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: Jared Hawkinson
 Joseph Riley
 Sara Robison
 Dena St. George

EXCUSED: LaToya Carson

ABSENT:

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

Chairperson Hawkinson called the meeting to order at 4:19 p.m. and declared that a quorum was present.

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

 Commissioner Hawkinson - aye
 Commissioner Riley - aye
 Commissioner Robison - aye
 Commissioner St. George - aye

Motion Carried, 4-0.

Chairperson Hawkinson then requested the Board review and ratify the January 2024 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for January 2024 as presented; Commissioner St. George seconded. Roll call was taken as follows:

 Commissioner Hawkinson - aye
 Commissioner Riley - aye
 Commissioner Robison - aye
 Commissioner St. George - aye

Motion Carried, 4-0.

January 2024 claims against the HA Administration in the sum of \$962,368.17; Central Office Cost Center in the sum of \$162,546.98; Moon Towers in the sum of \$140,036.83; Family in the sum of \$144,677.97; Bluebell in the sum of \$23,347.26; Housing Choice Voucher Program in the sum of \$104,589.77; Brentwood (A.H.P.) in the sum of \$31,910.90; Prairieland (A.H.P.) in the sum of \$29,223.06; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$8,515.91; Capital Fund '22 in the sum of \$317,519.49; and Capital Fun '23 in the sum of \$0.00 were presented for approval. Commissioner Riley made a motion to ratify the claims and bills for January 2024; Commissioner Robison seconded. Roll call was taken as follows:

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

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

The Executive Director report was provided prior to the meeting. Mr. Antoine reported that occupancy was good. There were no questions about the report.

Mr. Ball reviewed the Legal Counsel Report. There were no questions about the report.

OTHER BUSINESS

None.

EXECUTIVE SESSION

At 4:29 p.m., Commissioner Riley made a motion to enter Executive Session for the purpose of discussion related to bylaws procedures; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner St. George - aye

Motion Carried, 4-0.

At 4:42 p.m., Commissioner Riley made a motion to return to open session; Commissioner St. George seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner St. George - aye

Motion Carried, 4-0.

ADJOURNMENT

Commissioner Riley made a motion to adjourn the meeting at 4:42 p.m.; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Hawkinson - aye

Commissioner Riley - aye
Commissioner Robison - aye
Commissioner St. George - aye
Motion Carried, 4-0.

Respectfully submitted,

Secretary

LOW RENT

<u>COCC</u>	<u>Feb-24</u>	<u>Current YTD</u>		
Operating Income	\$123,135.57	\$1,485,023.41		
Operating Expenses	\$152,043.26	\$1,587,525.35		
Net Revenue Income/(Loss)	(\$28,907.69)	(\$102,501.94)	COCC - Cash, Investments, A/R, & A/P	\$801,168
<hr/>				
<u>MOON TOWERS</u>	<u>Feb-24</u>	<u>Current YTD</u>		
Operating Income	\$87,916.94	\$1,078,372.24	Moon - Cash, Investments, A/R, & A/P	\$ 769,673
Operating Expenses	\$90,073.70	\$978,500.71	Minimum Reserve Position	\$ 355,818
Net Revenue Income/(Loss)	(\$2,156.76)	\$99,871.53	Over/(Under) Minimum Reserve Position	\$413,854
<hr/>				
<u>FAMILY SITES</u>	<u>Feb-24</u>	<u>Current YTD</u>		
Operating Income	\$103,497.33	\$1,264,672.80	Family - Cash, Investments, A/R, & A/P	\$ 950,932
Operating Expenses	\$133,933.46	\$1,301,047.51	Minimum Reserve Position	\$ 473,108
Net Revenue Income/(Loss)	(\$30,436.13)	(\$36,374.71)	Over/(Under) Minimum Reserve Position	\$477,823
<hr/>				
<u>BLUEBELL</u>	<u>Feb-24</u>	<u>Current YTD</u>		
Operating Income	\$25,600.76	\$317,074.76	Bluebell - Cash, Investments, A/R, & A/P	\$ 296,250
Operating Expenses	\$19,935.15	\$230,823.10	Minimum Reserve Position	\$ 83,936
Net Revenue Income/(Loss)	\$5,665.61	\$86,251.66	Over/(Under) Minimum Reserve Position	\$212,314

Monthly Notes:

- For income: COCC received \$48,050.20 from maintenance charges along with \$74,341.43 in fee income.
- The amps received \$122,847 in subsidy from HUD with Moon Towers receiving \$42,881; Family \$71,601; and Bluebell \$8,365.
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- Expenses worth noting for the month was warming shelter payrolls and expenses, payments made for clinic and Nelrod trainings and travel, winter utilities, mily, and more 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>Feb-24</u>	<u>Current YTD</u>	<u>PRAIRIELAND</u>	<u>Feb-24</u>	<u>Current YTD</u>
Operating Income	\$39,230.22	\$408,629.87	Operating Income	\$34,555.43	\$360,201.46
Operating Expenses	\$34,621.55	\$398,668.31	Operating Expenses	\$30,627.28	\$327,686.79
Net Revenue Income/(Loss)	\$4,608.67	\$9,961.56	Net Revenue Income/(Loss)	\$3,928.15	\$32,514.67
Brentwood's Cash, Investments, A/R, & A/P	\$ 570,513.25		Prairieland's Cash, Investments, A/R, & A/P	\$ (132,506.35)	
Restricted Cash (Sec. Dep. & Current Liabilities)	\$ 428,465.58		Restricted Cash (Sec. Dep., Reserve, Receipts, liabs)	\$ 269,740.41	
BW's Available Cash	\$ 142,047.67		PL's Available Cash	\$137,234.06	

Monthly Notes:

- For Income: Brentwood received \$38,545.25 in tenant income and Prairieland's received \$29,402 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>Feb-24</u>	<u>Current YTD</u>
Operating Income	\$14,488.02	\$167,852.96
Operating Expenses	\$21,125.99	\$210,612.22
Net Revenue Income/(Loss)	(\$6,637.97)	(\$42,759.26)

Unrestricted Net Position (UNP)

Prior Month Balance	(\$11,130.97)
Investment in Fixed Assets	
Monthly HCV Admin Revenue - Gain/(Loss)	-\$6,637.97
<i>Transfer to NRP or Adjustment</i>	
UNP Ending Balance Per VMS	(\$17,768.94)

Monthly Notes:

- HCV received \$14,481 in admin fee subsidy from HUD and shows an decrease in revenue of \$6,637.97 for the month with unrestricted net position showing a balance of (\$17,768.94) which will be offset by COCC.

<u>HAP</u>	<u>Feb-24</u>	<u>Current YTD</u>
Operating Income	\$82,952.00	\$934,991.00
Operating Expenses	\$84,013.40	\$955,253.90
Net Revenue Income/(Loss)	(\$1,061.40)	(\$20,262.90)

Restricted Net Position (RNP)

Prior Month Balance	\$ (6,341.00)
Investment in Fixed Assets	\$ -
Monthly HCV HAP Revenue - Gain/(Loss)	(\$801.00)
<i>Adjustment/Transfer from COCC or UNP</i>	
RNP Ending Balance per VMS	\$ (7,142.00)

Monthly Notes:

- HCV received \$82,952 in HAP subsidy and had a decrease in revenue of \$1,061.40. Restricted Net Position shows a balance of (\$7,142). 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>Feb-24</u>	<u>Current YTD</u>
Operating Income	\$ 979.00	\$ 9,784.00
Operating Expenses	\$ 414.40	\$ 5,969.14
Net Revenue Income/(Loss)	\$564.60	\$3,814.86

EHV (UNP)

Prior Month Balance	\$ 20,278.08
Monthly EHV Admin Revenue - Gain/(Loss)	\$ 564.60
EHV UNP Ending Balance	\$20,842.68

Monthly Notes:

- EHV received \$979 in admin fee subsidy from HUD and had an increase in revenue of \$564.60 for the month.

<u>HAP</u>	<u>Feb-24</u>	<u>Current YTD</u>
Operating Income	\$ 10,601.00	\$ 71,195.00
Operating Expenses	\$ 7,152.00	\$ 79,132.00
Net Revenue Income/(Loss)	\$3,449.00	(\$7,937.00)

EHV (RNP)

Prior Month Balance	\$ (7,261.00)
Monthly EHV HAP Revenue - Gain/(Loss)	\$ 3,449.00
RNP Ending Balance per VMS	-\$3,812.00

Monthly Notes:

- EHV received \$10,601 in HAP subsidy and had an increase in revenue of \$3,449 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

<u>Property Sites</u>	<u>Feb-24</u>	<u>Historical</u>
Moon Towers	\$ -	\$ 108,552.39
Family Sites	\$ -	\$ 301,125.07
Bluebell	\$ -	\$ 7,607.28
Brentwood	\$ -	\$ 37,486.74
Prairieland	\$ -	\$ 47,544.18
Housing Choice Voucher	\$ -	\$ 45,567.48
Total	\$ -	\$ 547,883.14

IDROP Bad Debt Collected

<u>Property Sites</u>	<u>Feb-24</u>	<u>Historical</u>
Moon Towers	\$ 238.51	\$ 10,173.66
Family Sites	\$ 130.43	\$ 83,868.96
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,494.81
Prairieland	\$ -	\$ 9,820.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 368.94	\$ 127,795.42

Tenant Online Payments

<u>Property Sites</u>	<u>Feb-24</u>	<u>FYE 2024</u>
Moon Towers	\$ 3,277.00	\$ 36,374.75
Family Sites	\$ 12,360.00	\$ 74,326.81
Bluebell	\$ 1,177.00	\$ 11,187.00
Brentwood	\$ 9,328.00	\$ 64,497.00
Prairieland	\$ 3,890.00	\$ 39,412.00
Housing Choice Voucher	\$ -	\$ 7,061.00
Fiscal Year 2022 Total	\$ 30,032.00	\$ 232,858.56

Monthly Bad Debt Reported	\$0.00
Historical Bad Debt	\$1,156,840.22

	<u>By IDROP</u>	<u>By Debtor</u>
Historical Bad Debt Collected	\$127,795.42	\$ 29,436.00
	13.59%	2.54%

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	165.00	165.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,893.93	-45,700.00	3,806.07	-502,700.00	-458,413.76	-548,400.00	-16.41
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-138,872.25	-100,000.00	-151,497.00	-33.99
Total Line 70710	-41,893.93	-58,324.75	16,430.82	-641,572.25	-558,413.76	-699,897.00	-20.21
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,240.00	-4,240.00	0.00	-46,640.00	-46,640.00	-50,880.00	-8.33
Total Line 70720	-4,240.00	-4,240.00	0.00	-46,640.00	-46,640.00	-50,880.00	-8.33
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,767.50	-5,822.00	54.50	-64,042.00	-63,660.00	-69,864.00	-8.88
Total Line 70730	-5,767.50	-5,822.00	54.50	-64,042.00	-63,660.00	-69,864.00	-8.88
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	0.00	-60.00	0.00	-780.00	0.00	
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	-300.52	0.00	
10-1-000-000-3850.005 Maint Fee Income	-10,600.00	-10,600.00	0.00	-116,600.00	-116,600.00	-127,200.00	-8.33
10-1-000-000-3850.006 Safety/Security Fee Inc	-5,890.00	-5,895.00	5.00	-64,845.00	-64,790.00	-70,740.00	-8.41
10-1-000-000-3850.007 Mental Health Fee Inc	-5,890.00	-4,525.00	-1,365.00	-49,775.00	-47,120.00	-54,300.00	-13.22
Total Line 70750	-22,440.00	-21,020.00	-1,420.00	-231,220.00	-229,590.52	-252,240.00	-8.98
70700 TOTAL FEE REVENUE	-74,341.43	-89,406.75	15,065.32	-983,474.25	-898,304.28	-1,072,881.00	-16.27
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-743.32	-20.83	-722.49	-229.13	-8,161.21	-250.00	3,164.48
10-1-000-000-3610.023 Interest Income - HRA	-0.62	0.00	-0.62	0.00	-3.08	0.00	
Total Line 71100	-743.94	-20.83	-723.11	-229.13	-8,164.29	-250.00	3,165.72
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-2,200.00	-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	-48,050.20	0.00	-48,050.20	0.00	-331,248.93	0.00	
10-1-000-000-3850.010 Garb & Trash Inc	0.00	-1,833.33	1,833.33	-20,166.63	-487.27	-22,000.00	-97.79
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	-2,125.00	2,125.00	-23,375.00	-6,611.88	-25,500.00	-74.07
10-1-000-000-3850.030 Snow Removal Inc	0.00	-9.17	9.17	-100.87	0.00	-110.00	-100.00
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	-4,845.83	4,845.83	-53,304.13	-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	-13,429.13	-3,888.92	-14,650.00	-73.45
10-1-000-000-3850.070 Electrical Inc	0.00	-1,637.50	1,637.50	-18,012.50	-6,193.96	-19,650.00	-68.48
10-1-000-000-3850.080 Plumbing Inc	0.00	-3,600.00	3,600.00	-39,600.00	-8,818.60	-43,200.00	-79.59
10-1-000-000-3850.090 Exterminator Inc	0.00	-250.00	250.00	-2,750.00	-452.72	-3,000.00	-84.91
10-1-000-000-3850.100 Janitorial Inc	0.00	-4,854.17	4,854.17	-53,395.87	-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	-307,037.50	-88,052.29	-334,950.00	-73.71
10-1-000-000-3850.120 Other Misc Inc	0.00	-30.00	30.00	-330.00	-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	-48,050.20	-48,518.33	468.13	-533,701.63	-578,554.84	-582,220.00	-0.63
TOTAL OTHER REVENUE	-48,794.14	-48,539.16	-254.98	-533,930.76	-586,719.13	-582,470.00	0.73
70000 TOTAL REVENUE	-123,135.57	-137,945.91	14,810.34	-1,517,405.01	-1,485,023.41	-1,655,351.00	-10.29

Date:
Time:
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Knox County Housing Authority
FDS Income Statement - COCC
February, 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	407,000.00	406,952.00	444,000.00	-8.34
10-1-001-000-4110.000 Warm Shelter Salaries	13,557.25	3,583.33	9,973.92	39,416.63	53,207.25	43,000.00	23.74
Total Line 91100	48,739.75	40,583.33	8,156.42	446,416.63	460,159.25	487,000.00	-5.51
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	250.00	-250.00	2,750.00	3,000.00	3,000.00	0.00
Total Line 91200	0.00	250.00	-250.00	2,750.00	3,000.00	3,000.00	0.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	916.63	457.09	1,000.00	-54.29
Total Line 91400	0.00	83.33	-83.33	916.63	457.09	1,000.00	-54.29
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,491.67	12,058.33	433.34	132,641.63	146,345.19	144,700.00	1.14
10-1-000-000-4110.550 Benefit - Life Ins.	727.87	550.00	177.87	6,050.00	6,526.99	6,600.00	-1.11
10-1-001-000-4110.500 Warm Shelter Benefits	1,152.44	541.67	610.77	5,958.37	4,346.46	6,500.00	-33.13
Total Line 91500	14,371.98	13,150.00	1,221.98	144,650.00	157,218.64	157,800.00	-0.37
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	3,016.15	833.33	2,182.82	9,166.63	4,851.46	10,000.00	-51.49
10-1-000-000-4180.000 Telephone	525.84	625.00	-99.16	6,875.00	5,900.56	7,500.00	-21.33
10-1-000-000-4190.000 Other Sundry	2,073.65	1,000.00	1,073.65	11,000.00	4,453.70	12,000.00	-62.89
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	6,600.00	6,150.00	7,200.00	-14.58
10-1-000-000-4190.100 Postage	524.07	250.00	274.07	2,750.00	2,095.52	3,000.00	-30.15
10-1-000-000-4190.200 Office Supplies	362.66	166.67	195.99	1,833.37	1,418.05	2,000.00	-29.10
10-1-000-000-4190.250 Office Furniture	0.00	166.67	-166.67	1,833.37	735.05	2,000.00	-63.25
10-1-000-000-4190.300 Paper Supplies	0.00	62.50	-62.50	687.50	1,153.71	750.00	53.83
10-1-000-000-4190.400 Printing	0.00	100.00	-100.00	1,100.00	376.28	1,200.00	-68.64
10-1-000-000-4190.401 Printing Supplies	0.00	150.00	-150.00	1,650.00	961.04	1,800.00	-46.61
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	200.00	-14.02	2,200.00	1,859.80	2,400.00	-22.51
10-1-000-000-4190.550 Computers	2,271.20	166.67	2,104.53	1,833.37	7,210.96	2,000.00	260.55
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	229.13	227.35	250.00	-9.06
10-1-000-000-4190.700 Member Dues/Fees	0.00	250.00	-250.00	2,750.00	8,700.83	3,000.00	190.03
10-1-000-000-4190.800 Internet Services	219.05	250.00	-30.95	2,750.00	2,335.81	3,000.00	-22.14
10-1-000-000-4190.850 IT Support	0.00	1,500.00	-1,500.00	16,500.00	3,138.00	18,000.00	-82.57
Total Line 91600	9,778.60	6,341.67	3,436.93	69,758.37	51,568.12	76,100.00	-32.24
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	8,800.00	8,000.00	9,600.00	-16.67
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	8,800.00	8,000.00	9,600.00	-16.67
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	3,411.30	1,000.00	2,411.30	11,000.00	14,945.05	12,000.00	24.54
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	8,250.00	1,115.40	9,000.00	-87.61
10-1-000-000-4150.100 Mileage - Admin	58.43	0.00	58.43	0.00	850.72	0.00	
Total Line 91800	3,469.73	1,750.00	1,719.73	19,250.00	16,911.17	21,000.00	-19.47
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	279.60	200.00	79.60	2,200.00	4,708.36	2,400.00	96.18
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	2,750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	0.00	1,063.17	0.00	28,734.98	0.00	
10-1-000-000-4190.950 Background Verif	0.00	0.00	0.00	0.00	174.82	0.00	

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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 %
10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	25.00	-25.00	275.00	0.00	300.00	-100.00
10-1-001-000-4190.000 Admin Supplies - WS	380.31	266.67	113.64	2,933.37	25,404.68	3,200.00	693.90
Total Line 91900	1,723.08	741.67	981.41	8,158.37	58,964.81	8,900.00	562.53
91000 TOTAL OPERATING EXPENSE - Admin	78,883.14	63,700.00	15,183.14	700,700.00	756,279.08	764,400.00	-1.06
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	20.41	25.00	-4.59	275.00	203.25	300.00	-32.25
10-1-000-000-4315.000 Sewer	14.49	15.00	-0.51	165.00	153.88	180.00	-14.51
10-1-000-000-4320.000 Electric	285.94	375.00	-89.06	4,125.00	2,864.69	4,500.00	-36.34
10-1-000-000-4330.000 Gas	432.06	200.00	232.06	2,200.00	1,569.55	2,400.00	-34.60
Total Line 93100, 93200, 93300, 93600	752.90	615.00	137.90	6,765.00	4,791.37	7,380.00	-35.08
93000 TOTAL UTILITIES EXPENSES	752.90	615.00	137.90	6,765.00	4,791.37	7,380.00	-35.08
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	37,703.85	38,166.67	-462.82	419,833.37	433,253.11	458,000.00	-5.40
10-1-000-000-4410.010 Maint Admin Salary	5,384.60	5,258.33	126.27	57,841.63	62,615.20	63,100.00	-0.77
10-1-000-000-4410.100 Maint Labor - OT	539.85	1,575.00	-1,035.15	17,325.00	16,479.83	18,900.00	-12.81
Total Line 94100	43,628.30	45,000.00	-1,371.70	495,000.00	512,348.14	540,000.00	-5.12
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	213.45	10.00	203.45	110.00	213.45	120.00	77.88
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	305.54	20.83	284.71	229.13	994.24	250.00	297.70
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	229.13	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	0.00	33.33	-33.33	366.63	453.30	400.00	13.33
Total Line 94200	518.99	84.99	434.00	934.89	4,005.58	1,020.00	292.70
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	0.00	37.50	-37.50	412.50	369.60	450.00	-17.87
10-1-000-000-4430.020 Heating&Cooling Cont	90.00	0.00	90.00	0.00	90.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	202.48	0.00	
10-1-000-000-4430.110 Routine Maint Cont	102.15	0.00	102.15	0.00	102.15	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	458.37	88.50	500.00	-82.30
Total Line 94300 - (sub accts)	192.15	79.17	112.98	870.87	1,494.73	950.00	57.34
94500 Maintenance - Ordinary/Benefits							
10-1-000-000-4410.500 Maint Emp Benefit	15,515.80	13,375.00	2,140.80	147,125.00	167,968.45	160,500.00	4.65
10-1-000-000-4410.510 Maint Admin Benefits	2,627.20	2,625.00	2.20	28,875.00	29,228.91	31,500.00	-7.21
Total Line 94500	18,143.00	16,000.00	2,143.00	176,000.00	197,197.36	192,000.00	2.71
94000 TOTAL MAINTENANCE EXPENSE	62,482.44	61,164.16	1,318.28	672,805.76	715,045.81	733,970.00	-2.58

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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	45,833.37	47,646.00	50,000.00	-4.71
10-1-000-000-4481.500 Safety/Security Benefits	2,288.14	2,375.00	-86.86	26,125.00	25,771.75	28,500.00	-9.57
Total Line 95100	6,258.64	6,541.67	-283.03	71,958.37	73,417.75	78,500.00	-6.47
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	196.68	75.00	121.68	825.00	1,685.02	900.00	87.22
10-1-000-000-4480.500 Other Security Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 95200	196.68	75.00	121.68	825.00	1,685.02	900.00	87.22
95000 TOTAL PROTECTIVE SERVICES EXP	6,455.32	6,616.67	-161.35	72,783.37	75,102.77	79,400.00	-5.41
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	118.44	98.00	20.44	1,078.00	1,089.58	1,176.00	-7.35
10-1-000-000-4510.020 Liability Insurance	36.81	37.50	-0.69	412.50	401.49	450.00	-10.78
10-1-000-000-4510.030 Work Comp Insurance	2,561.73	2,355.00	206.73	25,905.00	25,916.70	28,260.00	-8.29
Total Line 96110, 96120, 96130	2,716.98	2,490.50	226.48	27,395.50	27,407.77	29,886.00	-8.29
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	16.07	16.00	0.07	176.00	165.84	192.00	-13.63
10-1-000-000-4510.025 PE & PO Insurance	686.41	750.00	-63.59	8,250.00	7,909.21	9,000.00	-12.12
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	561.00	550.00	612.00	-10.13
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	752.48	817.00	-64.52	8,987.00	8,625.05	9,804.00	-12.03
96100 TOTAL INSURANCE PREMIUM EXP	3,469.46	3,307.50	161.96	36,382.50	36,032.82	39,690.00	-9.21
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	4,583.37	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	4,583.37	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	152,043.26	135,820.00	16,223.26	1,494,020.00	1,587,251.85	1,629,840.00	-2.61
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	28,907.69	-2,125.91	31,033.60	-23,385.01	102,228.44	-25,511.00	-500.72

MISCELLANEOUS EXPENSE

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Knox County Housing Authority
FDS Income Statement - COCC
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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	8,415.00	8,365.50	9,180.00	-8.87
Total Line 97400	760.50	765.00	-4.50	8,415.00	8,365.50	9,180.00	-8.87
TOTAL MISCELLANEOUS EXPENSE	760.50	765.00	-4.50	8,415.00	8,365.50	9,180.00	-8.87
90000 TOTAL EXPENSES	152,803.76	136,585.00	16,218.76	1,502,435.00	1,595,890.85	1,639,020.00	-2.63
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	29,668.19	-1,360.91	31,029.10	-14,970.01	110,867.44	-16,331.00	-778.88

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	177.00	177.00	0.00	1,947.00	1,947.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-39,340.00	-33,583.33	-5,756.67	-369,416.63	-407,484.00	-403,000.00	1.11
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-39,340.00	-33,583.33	-5,756.67	-369,416.63	-407,484.00	-403,000.00	1.11
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	-114.90	-291.67	176.77	-3,208.37	231.98	-3,500.00	-106.63
10-1-000-001-3690.100 Late Fees	-1,200.00	-375.00	-825.00	-4,125.00	-6,536.00	-4,500.00	45.24
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	-45.87	0.00	-50.00	-100.00
10-1-000-001-3690.150 Laundry Income	-1,152.75	-1,041.67	-111.08	-11,458.37	-11,999.26	-12,500.00	-4.01
10-1-000-001-3690.160 Vending Machine Inc	-114.79	-125.00	10.21	-1,375.00	-1,015.29	-1,500.00	-32.31
10-1-000-001-3690.180 Labor	-1,516.50	-1,000.00	-516.50	-11,000.00	-10,136.56	-12,000.00	-15.53
10-1-000-001-3690.200 Materials	-271.75	-300.00	28.25	-3,300.00	-2,273.13	-3,600.00	-36.86
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	-4,370.69	-3,137.51	-1,233.18	-34,512.61	-31,728.26	-37,650.00	-15.73
70500 TOTAL TENANT REVENUE	-43,710.69	-36,720.84	-6,989.85	-403,929.24	-439,212.26	-440,650.00	-0.33
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-42,881.00	-47,495.83	4,614.83	-522,454.13	-525,564.00	-569,950.00	-7.79
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	-42,881.00	-47,495.83	4,614.83	-522,454.13	-525,564.00	-569,950.00	-7.79
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-8,333.33	8,333.33	-91,666.63	-100,000.00	-100,000.00	0.00
Total Line 10010	0.00	-8,333.33	8,333.33	-91,666.63	-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	-1,025.25	-20.83	-1,004.42	-229.13	-10,745.98	-250.00	4,198.39
Total Line 71100	-1,025.25	-20.83	-1,004.42	-229.13	-10,745.98	-250.00	4,198.39
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-001-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,300.00	-2,850.00	-3,600.00	-20.83
10-1-000-001-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Misc Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-300.00	-300.00	0.00	-3,300.00	-2,850.00	-3,600.00	-20.83
70000 TOTAL REVENUE	-87,916.94	-92,870.83	4,953.89	-1,021,579.13	-1,078,372.24	-1,114,450.00	-3.24

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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	67,833.37	79,740.72	74,000.00	7.76
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	109.28	0.00	
Total Line 91100	6,855.30	6,166.67	688.63	67,833.37	79,850.00	74,000.00	7.91
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	254.17	-254.17	2,795.87	3,150.00	3,050.00	3.28
Total Line 91200	0.00	254.17	-254.17	2,795.87	3,150.00	3,050.00	3.28
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,448.46	13,681.00	-232.54	150,491.00	147,469.32	164,172.00	-10.17
Total Line 91300	13,448.46	13,681.00	-232.54	150,491.00	147,469.32	164,172.00	-10.17
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,305.00	1,328.00	-23.00	14,608.00	14,310.00	15,936.00	-10.20
Total Line 91310	1,305.00	1,328.00	-23.00	14,608.00	14,310.00	15,936.00	-10.20
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,865.66	2,083.33	782.33	22,916.63	32,637.41	25,000.00	30.55
Total Line 91500	2,865.66	2,083.33	782.33	22,916.63	32,637.41	25,000.00	30.55
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	499.00	166.67	332.33	1,833.37	499.00	2,000.00	-75.05
10-1-000-001-4180.000 Telephone	283.84	270.83	13.01	2,979.13	3,064.54	3,250.00	-5.71
10-1-000-001-4190.100 Postage	64.00	66.67	-2.67	733.37	772.39	800.00	-3.45
10-1-000-001-4190.200 Office Supplies	42.42	58.33	-15.91	641.63	788.97	700.00	12.71
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	97.98	100.00	-2.02	1,100.00	1,050.88	1,200.00	-12.43
10-1-000-001-4190.400 Printing	0.00	83.33	-83.33	916.63	52.96	1,000.00	-94.70
10-1-000-001-4190.401 Printing Supplies	0.00	90.67	-90.67	997.37	310.46	1,088.00	-71.47
10-1-000-001-4190.500 Printer/Copier Sup Cont	148.00	250.00	-102.00	2,750.00	1,807.79	3,000.00	-39.74
10-1-000-001-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.700 Member Dues/Fees	0.00	8.33	-8.33	91.63	850.00	100.00	750.00
10-1-000-001-4190.800 Internet Services	87.11	104.17	-17.06	1,145.87	957.34	1,250.00	-23.41
10-1-000-001-4190.850 IT Support	0.00	41.67	-41.67	458.37	3,226.27	500.00	545.25
Total Line 91600	1,222.35	1,240.67	-18.32	13,647.37	13,380.60	14,888.00	-10.12
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	560.55	0.00	560.55	0.00	2,975.60	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	825.00	0.00	900.00	-100.00
Total Line 91800	560.55	75.00	485.55	825.00	2,975.60	900.00	230.62
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	24.40	29.17	-4.77	320.87	1,183.03	350.00	238.01
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	19,470.00	14,160.00	21,240.00	-33.33
10-1-000-001-4160.000 Consulting Services	0.00	0.00	0.00	0.00	1,500.00	0.00	
10-1-000-001-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	183.37	60.74	200.00	-69.63
10-1-000-001-4190.950 Background Verification	294.54	350.00	-55.46	3,850.00	7,178.90	4,200.00	70.93
Total Line 91900	2,088.94	2,165.84	-76.90	23,824.24	24,182.99	25,990.00	-6.95
91000 TOTAL OPERATING EXPENSE - Admin	28,346.26	26,994.68	1,351.58	296,941.48	317,955.92	323,936.00	-1.85

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 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	19,470.00	19,470.00	21,240.00	-8.33
Total Line 92000	1,770.00	1,770.00	0.00	19,470.00	19,470.00	21,240.00	-8.33
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	19,470.00	19,470.00	21,240.00	-8.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	962.50	264.00	1,050.00	-74.86
10-1-000-001-4220.100 Ten Ser-Supplies	46.68	20.83	25.85	229.13	82.32	250.00	-67.07
10-1-000-001-4220.110 Ten Ser-Recreation	42.60	41.67	0.93	458.37	69.75	500.00	-86.05
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	2,750.00	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	89.28	400.00	-310.72	4,400.00	506.23	4,800.00	-89.45
92500 TOTAL TENANT SERVICES EXPENSE	89.28	400.00	-310.72	4,400.00	506.23	4,800.00	-89.45
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,531.15	1,458.33	72.82	16,041.63	15,284.86	17,500.00	-12.66
10-1-000-001-4315.000 Sewer	4,113.76	3,291.67	822.09	36,208.37	41,832.09	39,500.00	5.90
10-1-000-001-4320.000 Electric	2,174.26	2,666.67	-492.41	29,333.37	26,671.75	32,000.00	-16.65
10-1-000-001-4330.000 Gas	10,369.49	4,333.33	6,036.16	47,666.63	34,337.05	52,000.00	-33.97
Total Line 93100, 93200, 93300, 93600	18,188.66	11,750.00	6,438.66	129,250.00	118,125.75	141,000.00	-16.22
93000 TOTAL UTILITIES EXPENSES	18,188.66	11,750.00	6,438.66	129,250.00	118,125.75	141,000.00	-16.22
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	48,675.00	48,675.00	53,100.00	-8.33
Total Line 94100	4,425.00	4,425.00	0.00	48,675.00	48,675.00	53,100.00	-8.33
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	126.53	33.33	93.20	366.63	255.28	400.00	-36.18
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	500.00	-500.00	5,500.00	136.77	6,000.00	-97.72
10-1-000-001-4420.030 Snow Removal Supplies	99.90	25.00	74.90	275.00	285.67	300.00	-4.78
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	0.00	208.33	-208.33	2,291.63	11,287.35	2,500.00	351.49
10-1-000-001-4420.070 Electrical Supplies	42.89	100.00	-57.11	1,100.00	651.26	1,200.00	-45.73
10-1-000-001-4420.080 Plumbing Supplies	151.38	125.00	26.38	1,375.00	1,329.48	1,500.00	-11.37
10-1-000-001-4420.090 Extermination Supplies	349.86	166.67	183.19	1,833.37	1,865.45	2,000.00	-6.73
10-1-000-001-4420.100 Janitorial Supplies	25.45	541.67	-516.22	5,958.37	5,190.55	6,500.00	-20.15
10-1-000-001-4420.110 Routine Maint. Supplies	1,039.86	1,666.67	-626.81	18,333.37	14,905.19	20,000.00	-25.47
10-1-000-001-4420.120 Other Misc Supplies	0.00	83.33	-83.33	916.63	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	0.00	166.67	-166.67	1,833.37	1,208.43	2,000.00	-39.58
10-1-000-001-4420.130 Securty Supplies	0.00	0.00	0.00	0.00	56.98	0.00	
Total Line 94200	1,835.87	3,616.67	-1,780.80	39,783.37	38,477.41	43,400.00	-11.34

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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	12,384.66	15,881.17	-3,496.51	174,692.87	149,165.93	190,574.00	-21.73
10-1-000-001-4430.010 Garbage & Trash Con	480.10	416.67	63.43	4,583.37	7,442.00	5,000.00	48.84
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	666.67	-666.67	7,333.37	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	0.00	1,791.67	-1,791.67	19,708.37	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	17,875.00	7,483.00	19,500.00	-61.63
10-1-000-001-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.070 Electrical Contracts	0.00	2,666.67	-2,666.67	29,333.37	392.77	32,000.00	-98.77
10-1-000-001-4430.080 Plumbing Contracts	0.00	375.00	-375.00	4,125.00	346.20	4,500.00	-92.31
10-1-000-001-4430.090 Extermination Contracts	6,800.00	2,375.00	4,425.00	26,125.00	50,829.00	28,500.00	78.35
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	2,880.95	1,041.67	1,839.28	11,458.37	29,759.32	12,500.00	138.07
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	1,375.00	6,914.80	1,500.00	360.99
10-1-000-001-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	458.37	2,283.00	500.00	356.60
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	458.37	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	22,545.71	27,047.86	-4,502.15	297,526.46	306,237.08	324,574.00	-5.65
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	28,806.58	35,089.53	-6,282.95	385,984.83	393,389.49	421,074.00	-6.57
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	254.17	-254.17	2,795.87	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	19,470.00	19,470.00	21,240.00	-8.33
10-1-000-001-4480.100 ADT Contract	146.21	200.00	-53.79	2,200.00	2,926.86	2,400.00	21.95
10-1-000-001-4480.500 Other Security Contract	0.00	1,291.67	-1,291.67	14,208.37	4,762.60	15,500.00	-69.27
Total Line 95200	1,916.21	3,515.84	-1,599.63	38,674.24	29,660.92	42,190.00	-29.70
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,916.21	3,515.84	-1,599.63	38,674.24	29,660.92	42,190.00	-29.70
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	43,633.37	44,782.97	47,600.00	-5.92
10-1-000-001-4510.020 Liability Insurance	434.74	439.58	-4.84	4,835.38	4,739.99	5,275.00	-10.14
10-1-000-001-4510.030 Work Comp Insurance	215.00	208.33	6.67	2,291.63	2,269.84	2,500.00	-9.21
Total Line 96110, 96120, 96130	5,517.46	4,614.58	902.88	50,760.38	51,792.80	55,375.00	-6.47
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	189.80	179.17	10.63	1,970.87	1,957.78	2,150.00	-8.94
10-1-000-001-4510.025 PE & PO Insurance	61.83	66.67	-4.84	733.37	697.97	800.00	-12.75
10-1-000-001-4510.035 Auto Insurance	50.00	52.08	-2.08	572.88	550.00	625.00	-12.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	301.63	297.92	3.71	3,277.12	3,205.75	3,575.00	-10.33
96100 TOTAL INSURANCE PREMIUMS EXP	5,819.09	4,912.50	906.59	54,037.50	54,998.55	58,950.00	-6.70

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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	2,115.14	2,438.33	-323.19	26,821.63	28,935.83	29,260.00	-1.11
Total Line 96300	2,115.14	2,438.33	-323.19	26,821.63	28,935.83	29,260.00	-1.11
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	3,022.48	833.33	2,189.15	9,166.63	15,458.02	10,000.00	54.58
Total Line 96400	3,022.48	833.33	2,189.15	9,166.63	15,458.02	10,000.00	54.58
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	5,137.62	3,271.66	1,865.96	35,988.26	44,393.85	39,260.00	13.08
96900 TOTAL OPERATING EXPENSE	90,073.70	87,704.21	2,369.49	964,746.31	978,500.71	1,052,450.00	-7.03
97000 NET REVENUE/EXPENSE (-Gain/Loss)	2,156.76	-5,166.62	7,323.38	-56,832.82	-99,871.53	-62,000.00	61.08
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	151,250.00	119,339.00	165,000.00	-27.67
Total Line 97400	10,849.00	13,750.00	-2,901.00	151,250.00	119,339.00	165,000.00	-27.67
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	151,250.00	119,339.00	165,000.00	-27.67

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Knox County Housing Authority
FDS Income Statement - AMP 1 Moon Towers
February, 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							
10-1-000-001-9111.000 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)	13,005.76	8,843.38	4,162.38	97,277.18	19,467.47	106,120.00	-81.66

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	196.00	0.00	2,156.00	2,156.00	2,352.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-23,774.00	-17,500.00	-6,274.00	-192,500.00	-230,573.00	-210,000.00	9.80
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-23,774.00	-17,500.00	-6,274.00	-192,500.00	-230,573.00	-210,000.00	9.80
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	-30.00	-333.33	303.33	-3,666.63	-856.07	-4,000.00	-78.60
10-1-000-002-3690.100 Late Fees	-775.00	-625.00	-150.00	-6,875.00	-8,625.00	-7,500.00	15.00
10-1-000-002-3690.120 Violation Fees	-1,420.00	-345.00	-1,075.00	-3,795.00	-12,495.00	-4,140.00	201.81
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	-45.87	-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	-1,980.75	-1,666.67	-314.08	-18,333.37	-17,539.85	-20,000.00	-12.30
10-1-000-002-3690.200 Materials	-1,139.71	-750.00	-389.71	-8,250.00	-7,207.74	-9,000.00	-19.91
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-5,345.46	-3,724.17	-1,621.29	-40,965.87	-46,848.66	-44,690.00	4.83
70500 TOTAL TENANT REVENUE	-29,119.46	-21,224.17	-7,895.29	-233,465.87	-277,421.66	-254,690.00	8.93
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-71,601.00	-77,521.58	5,920.58	-852,737.38	-849,614.00	-930,259.00	-8.67
10-1-000-002-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-71,601.00	-77,521.58	5,920.58	-852,737.38	-849,614.00	-930,259.00	-8.67
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-10,000.00	10,000.00	-110,000.00	-120,000.00	-120,000.00	0.00
Total Line 70610	0.00	-10,000.00	10,000.00	-110,000.00	-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	-1,176.87	-22.92	-1,153.95	-252.12	-12,506.73	-275.00	4,447.90
Total Line 71100	-1,176.87	-22.92	-1,153.95	-252.12	-12,506.73	-275.00	4,447.90
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-002-3190.050 Office Rent Income	-300.00	-300.00	0.00	-3,300.00	-3,300.00	-3,600.00	-8.33
10-1-000-002-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3195.000 Day Care Income	-1,300.00	-125.00	-1,175.00	-1,375.00	-2,100.00	-1,500.00	40.00
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	269.59	0.00	
Total Line 71500	-1,600.00	-425.00	-1,175.00	-4,675.00	-5,130.41	-5,100.00	0.60
70000 TOTAL REVENUE	-103,497.33	-109,193.67	5,696.34	-1,201,130.37	-1,264,672.80	-1,310,324.00	-3.48

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-002-4110.000 Admin Salaries	6,895.50	9,525.00	-2,629.50	104,775.00	80,219.40	114,300.00	-29.82
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	27.32	0.00	
Total Line 91100	6,895.50	9,525.00	-2,629.50	104,775.00	80,246.72	114,300.00	-29.79
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	229.17	-229.17	2,520.87	3,450.00	2,750.00	25.45
Total Line 91200	0.00	229.17	-229.17	2,520.87	3,450.00	2,750.00	25.45
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,839.68	15,149.00	-309.32	166,639.00	160,840.49	181,788.00	-11.52
Total Line 91300	14,839.68	15,149.00	-309.32	166,639.00	160,840.49	181,788.00	-11.52
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,440.00	1,470.00	-30.00	16,170.00	15,607.50	17,640.00	-11.52
Total Line 91310	1,440.00	1,470.00	-30.00	16,170.00	15,607.50	17,640.00	-11.52
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,405.98	3,100.00	-694.02	34,100.00	27,048.89	37,200.00	-27.29
Total Line 91500	2,405.98	3,100.00	-694.02	34,100.00	27,048.89	37,200.00	-27.29
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	499.00	250.00	249.00	2,750.00	648.00	3,000.00	-78.40
10-1-000-002-4180.000 Telephone	230.84	279.17	-48.33	3,070.87	2,530.67	3,350.00	-24.46
10-1-000-002-4190.100 Postage	187.96	150.00	37.96	1,650.00	2,120.25	1,800.00	17.79
10-1-000-002-4190.200 Office Supplies	77.41	33.33	44.08	366.63	3,697.03	400.00	824.26
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	41.49	41.67	-0.18	458.37	1,981.95	500.00	296.39
10-1-000-002-4190.400 Printing	0.00	41.67	-41.67	458.37	169.38	500.00	-66.12
10-1-000-002-4190.401 Printing Supplies	0.00	25.00	-25.00	275.00	0.00	300.00	-100.00
10-1-000-002-4190.500 Printer/Copier Sup Cont	149.73	147.92	1.81	1,627.12	1,409.86	1,775.00	-20.57
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	438.32	600.00	-161.68	6,600.00	6,385.29	7,200.00	-11.32
10-1-000-002-4190.850 IT Support	0.00	194.17	-194.17	2,135.87	3,230.54	2,330.00	38.65
Total Line 91600	1,624.75	1,762.93	-138.18	19,392.23	29,126.09	21,155.00	37.68
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	560.55	41.67	518.88	458.37	1,022.84	500.00	104.57
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	1,650.00	630.88	1,800.00	-64.95
Total Line 91800	560.55	191.67	368.88	2,108.37	1,653.72	2,300.00	-28.10
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	24.05	233.33	-209.28	2,566.63	1,212.59	2,800.00	-56.69
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	21,560.00	15,680.00	23,520.00	-33.33
10-1-000-002-4160.000 Consulting Services	0.00	75.00	-75.00	825.00	0.00	900.00	-100.00
10-1-000-002-4160.100 Inspection Expense	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	0.00	0.00	0.00	55.88	0.00	
10-1-000-002-4190.950 Background Verification	37.86	404.17	-366.31	4,445.87	5,898.25	4,850.00	21.61
Total Line 91900	2,021.91	2,672.50	-650.59	29,397.50	22,848.12	32,070.00	-28.76
91000 TOTAL OPERATING EXPENSE - Admin	29,788.37	34,100.27	-4,311.90	375,102.97	340,821.53	409,203.00	-16.71

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-002-4120.200 Asset Mgt Fee Exp	1,960.00	1,960.00	0.00	21,560.00	21,560.00	23,520.00	-8.33
Total Line 92000	1,960.00	1,960.00	0.00	21,560.00	21,560.00	23,520.00	-8.33
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	21,560.00	21,560.00	23,520.00	-8.33
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-002-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.100 Ten Ser-Supplies	0.00	16.67	-16.67	183.37	134.64	200.00	-32.68
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	41.67	-41.67	458.37	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	366.63	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	1,008.37	816.08	1,100.00	-25.81
92500 TOTAL TENANT SERVICES EXPENSE	0.00	91.67	-91.67	1,008.37	816.08	1,100.00	-25.81
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	283.16	100.00	183.16	1,100.00	1,871.17	1,200.00	55.93
10-1-000-002-4315.000 Sewer	191.21	45.83	145.38	504.13	948.09	550.00	72.38
10-1-000-002-4320.000 Electric	1,060.65	1,583.33	-522.68	17,416.63	13,759.90	19,000.00	-27.58
10-1-000-002-4330.000 Gas	1,383.82	1,208.33	175.49	13,291.63	8,037.31	14,500.00	-44.57
Total Line 93100 93200 93300 93600	2,918.84	2,937.49	-18.65	32,312.39	24,616.47	35,250.00	-30.17
93000 TOTAL UTILITIES EXPENSES	2,918.84	2,937.49	-18.65	32,312.39	24,616.47	35,250.00	-30.17
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	53,900.00	53,900.00	58,800.00	-8.33
Total Line 94100	4,900.00	4,900.00	0.00	53,900.00	53,900.00	58,800.00	-8.33
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	9,765.25	333.33	9,431.92	3,666.63	67,690.37	4,000.00	1,592.26
10-1-000-002-4420.030 Snow Removal Supplies	42.11	83.33	-41.22	916.63	2,472.11	1,000.00	147.21
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	2,750.00	3,230.38	3,000.00	7.68
10-1-000-002-4420.070 Electrical Supplies	926.34	500.00	426.34	5,500.00	7,409.92	6,000.00	23.50
10-1-000-002-4420.080 Plumbing Supplies	1,949.09	1,050.00	899.09	11,550.00	18,477.05	12,600.00	46.64
10-1-000-002-4420.090 Extermination Supplies	0.00	16.67	-16.67	183.37	1,189.29	200.00	494.65
10-1-000-002-4420.100 Janitorial Supplies	77.10	283.33	-206.23	3,116.63	4,740.03	3,400.00	39.41
10-1-000-002-4420.110 Routine Maint. Supplies	5,727.30	3,750.00	1,977.30	41,250.00	64,633.68	45,000.00	43.63
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	0.00	458.33	-458.33	5,041.63	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	18,487.19	6,724.99	11,762.20	73,974.89	177,888.47	80,700.00	120.43

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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	65.02	8.33	56.69	91.63	540.81	100.00	440.81
10-1-000-002-4430.000 Maint Labor Contract	34,715.78	26,800.92	7,914.86	294,810.12	311,338.07	321,611.00	-3.19
10-1-000-002-4430.010 Garbage&Trash Cont	144.00	250.00	-106.00	2,750.00	2,599.40	3,000.00	-13.35
10-1-000-002-4430.020 Heating&Cooling Cont	15,579.00	600.00	14,979.00	6,600.00	75,874.75	7,200.00	953.82
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	3,666.63	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	-18.00	25.00	-43.00	275.00	-342.55	300.00	-214.18
10-1-000-002-4430.080 Plumbing Contracts	5,238.00	1,000.00	4,238.00	11,000.00	23,028.34	12,000.00	91.90
10-1-000-002-4430.090 Extermination Contracts	2,379.00	1,291.67	1,087.33	14,208.37	12,116.00	15,500.00	-21.83
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	109,083.37	181.25	119,000.00	-99.85
10-1-000-002-4430.111 Flooring Contract	5,200.00	0.00	5,200.00	0.00	129,651.95	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	5,591.63	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	63,302.80	40,734.25	22,568.55	448,076.75	547,129.03	488,811.00	11.93
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	86,689.99	52,359.24	34,330.75	575,951.64	778,917.50	628,311.00	23.97
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	308.33	-308.33	3,391.63	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	21,560.00	21,560.00	23,520.00	-8.33
10-1-000-002-4480.100 ADT Contract	252.82	277.50	-24.68	3,052.50	2,818.25	3,330.00	-15.37
10-1-000-002-4480.500 Other Security Contract	477.60	375.00	102.60	4,125.00	11,823.46	4,500.00	162.74
Total Line 95200	2,690.42	2,920.83	-230.41	32,129.13	38,971.72	35,050.00	11.19
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,690.42	2,920.83	-230.41	32,129.13	38,971.72	35,050.00	11.19
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	5,135.68	4,185.42	950.26	46,039.62	47,248.23	50,225.00	-5.93
10-1-000-002-4510.020 Liability Ins	481.48	485.42	-3.94	5,339.62	5,249.43	5,825.00	-9.88
10-1-000-002-4510.030 Work Comp Insurance	204.06	214.58	-10.52	2,360.38	2,305.10	2,575.00	-10.48
Total Line 96110 96120 96130	5,821.22	4,885.42	935.80	53,739.62	54,802.76	58,625.00	-6.52
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	210.21	197.92	12.29	2,177.12	2,168.16	2,375.00	-8.71
10-1-000-002-4510.025 PE & PO Insurance	68.64	72.92	-4.28	802.12	774.85	875.00	-11.45
10-1-000-002-4510.035 Auto Insurance	200.00	204.17	-4.17	2,245.87	2,200.00	2,450.00	-10.20
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	478.85	475.01	3.84	5,225.11	5,143.01	5,700.00	-9.77
96100 TOTAL INSURANCE PREMIUMS EXP	6,300.07	5,360.43	939.64	58,964.73	59,945.77	64,325.00	-6.81

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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	2,079.01	1,768.67	310.34	19,455.37	20,541.57	21,224.00	-3.22
Total Line 96300	2,079.01	1,768.67	310.34	19,455.37	20,541.57	21,224.00	-3.22
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	1,506.76	1,250.00	256.76	13,750.00	14,856.87	15,000.00	-0.95
Total Line 96400	1,506.76	1,250.00	256.76	13,750.00	14,856.87	15,000.00	-0.95
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	3,585.77	3,018.67	567.10	33,205.37	35,398.44	36,224.00	-2.28
96900 TOTAL OPERATING EXPENSE	133,933.46	102,748.60	31,184.86	1,130,234.60	1,301,047.51	1,232,983.00	5.52
97000 NET REVENUE/EXPENSE (-Gain/Loss)	30,436.13	-6,445.07	36,881.20	-70,895.77	36,374.71	-77,341.00	-147.03
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	341,000.00	313,610.00	372,000.00	-15.70
Total Line 97400	28,510.00	31,000.00	-2,490.00	341,000.00	313,610.00	372,000.00	-15.70
97500 Fraud Losses							
Total Line 97500	0.00	0.00	0.00	0.00	0.00	0.00	
97800 Dwelling Units Rent Expense							
Total Line 97800	0.00	0.00	0.00	0.00	0.00	0.00	
90000 TOTAL MISCELLANEOUS EXPENSE	28,510.00	31,000.00	-2,490.00	341,000.00	313,610.00	372,000.00	-15.70

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Knox County Housing Authority
FDS Income Statement - AMP 2 Family Site
February, 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)	58,946.13	24,554.93	34,391.20	270,104.23	349,984.71	294,659.00	18.78

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	51.00	0.00	561.00	561.00	612.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-16,039.00	-14,000.00	-2,039.00	-154,000.00	-167,950.00	-168,000.00	-0.03
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-16,039.00	-14,000.00	-2,039.00	-154,000.00	-167,950.00	-168,000.00	-0.03
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-68.75	-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	-45.87	-438.00	-50.00	776.00
10-1-000-006-3690.100 Late Fees	-125.00	-125.00	0.00	-1,375.00	-1,050.00	-1,500.00	-30.00
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-4.17	4.17	-45.87	-25.00	-50.00	-50.00
10-1-000-006-3690.150 Laundry Income	-548.25	-458.33	-89.92	-5,041.63	-6,001.30	-5,500.00	9.11
10-1-000-006-3690.160 Vending Machine Inc	-34.26	-37.50	3.24	-412.50	-216.13	-450.00	-51.97
10-1-000-006-3690.180 Labor	-107.50	-166.67	59.17	-1,833.37	-651.50	-2,000.00	-67.43
10-1-000-006-3690.200 Materials	-11.50	-41.67	30.17	-458.37	-91.93	-500.00	-81.61
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	-826.51	-843.76	17.25	-9,281.36	-8,498.86	-10,125.00	-16.06
70500 TOTAL TENANT REVENUE	-16,865.51	-14,843.76	-2,021.75	-163,281.36	-176,448.86	-178,125.00	-0.94
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-8,365.00	-8,997.58	632.58	-98,973.38	-106,811.00	-107,971.00	-1.07
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	-8,365.00	-8,997.58	632.58	-98,973.38	-106,811.00	-107,971.00	-1.07
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-2,500.00	2,500.00	-27,500.00	-30,000.00	-30,000.00	0.00
Total Line 70610	0.00	-2,500.00	2,500.00	-27,500.00	-30,000.00	-30,000.00	0.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-370.25	-6.25	-364.00	-68.75	-3,814.90	-75.00	4,986.53
Total Line 71100	-370.25	-6.25	-364.00	-68.75	-3,814.90	-75.00	4,986.53
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	-25,600.76	-26,347.59	746.83	-289,823.49	-317,074.76	-316,171.00	0.29

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 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	19,020.87	8,860.08	20,750.00	-57.30
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	163.92	0.00	
Total Line 91100	761.70	1,729.17	-967.47	19,020.87	9,024.00	20,750.00	-56.51
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	83.33	-83.33	916.63	900.00	1,000.00	-10.00
Total Line 91200	0.00	83.33	-83.33	916.63	900.00	1,000.00	-10.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,941.79	3,942.00	-0.21	43,362.00	42,895.95	47,304.00	-9.32
Total Line 91300	3,941.79	3,942.00	-0.21	43,362.00	42,895.95	47,304.00	-9.32
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	382.50	383.00	-0.50	4,213.00	4,162.50	4,596.00	-9.43
Total Line 91310	382.50	383.00	-0.50	4,213.00	4,162.50	4,596.00	-9.43
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	318.44	595.83	-277.39	6,554.13	3,626.66	7,150.00	-49.28
Total Line 91500	318.44	595.83	-277.39	6,554.13	3,626.66	7,150.00	-49.28
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	47.08	-47.08	517.88	0.00	565.00	-100.00
10-1-000-006-4180.000 Telephone	403.81	353.00	50.81	3,883.00	4,308.80	4,236.00	1.72
10-1-000-006-4190.100 Postage	8.32	6.25	2.07	68.75	74.72	75.00	-0.37
10-1-000-006-4190.200 Office Supplies	0.00	4.17	-4.17	45.87	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	183.37	0.00	200.00	-100.00
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	52.95	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	91.63	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	1,145.87	0.00	1,250.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	229.17	7.73	2,520.87	2,605.90	2,750.00	-5.24
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	458.37	909.32	500.00	81.86
Total Line 91600	649.03	810.51	-161.48	8,915.61	9,585.33	9,726.00	-1.45
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	806.63	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	68.75	0.00	75.00	-100.00
Total Line 91800	0.00	79.58	-79.58	875.38	43.23	955.00	-95.47
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	10.30	4.17	6.13	45.87	375.09	50.00	650.18
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	5,610.00	4,080.00	6,120.00	-33.33
10-1-000-006-4160.000 Consulting Services	0.00	25.00	-25.00	275.00	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	137.50	150.57	150.00	0.38
Total Line 91900	520.30	551.67	-31.37	6,068.37	4,661.15	6,620.00	-29.59

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	354.01	1,887.49	-1,533.48	20,762.39	7,017.53	22,650.00	-69.02
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	949.76	5,606.17	-4,656.41	61,667.87	35,671.12	67,274.00	-46.98
10-1-000-006-4430.010 Garbage & Trash Cont	273.50	275.00	-1.50	3,025.00	3,540.30	3,300.00	7.28
10-1-000-006-4430.020 Heating & Cooling Cont	486.75	1,250.00	-763.25	13,750.00	1,836.75	15,000.00	-87.76
10-1-000-006-4430.030 Snow Removal Contract	480.00	50.00	430.00	550.00	480.00	600.00	-20.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	416.67	-416.67	4,583.37	2,250.00	5,000.00	-55.00
10-1-000-006-4430.050 Landscape & Grds Cont	0.00	83.33	-83.33	916.63	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	308.00	104.17	203.83	1,145.87	222.28	1,250.00	-82.22
10-1-000-006-4430.080 Plumbing Contracts	0.00	666.67	-666.67	7,333.37	1,416.00	8,000.00	-82.30
10-1-000-006-4430.090 Extermination Contracts	750.00	208.33	541.67	2,291.63	5,700.00	2,500.00	128.00
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	0.00	666.67	-666.67	7,333.37	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	3,208.37	0.00	3,500.00	-100.00
10-1-000-006-4430.121 Laundry Equip Contract	75.00	83.33	-8.33	916.63	1,864.00	1,000.00	86.40
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	6.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	3,323.01	9,702.01	-6,379.00	106,722.11	61,352.11	116,424.00	-47.30
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94500	0.00	0.00	0.00	0.00	0.00	0.00	
94000 TOTAL MAINTENANCE EXPENSES	4,952.02	12,864.50	-7,912.48	141,509.50	82,394.64	154,374.00	-46.63
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	5,610.00	5,610.00	6,120.00	-8.33
10-1-000-006-4480.100 ADT Contract	141.97	145.83	-3.86	1,604.13	4,729.79	1,750.00	170.27
10-1-000-006-4480.500 Other Security Contract	905.00	541.67	363.33	5,958.37	1,590.00	6,500.00	-75.54
Total Line 95200	1,556.97	1,197.50	359.47	13,172.50	11,929.79	14,370.00	-16.98
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,556.97	1,197.50	359.47	13,172.50	11,929.79	14,370.00	-16.98
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,567.80	1,279.17	288.63	14,070.87	14,423.72	15,350.00	-6.03
10-1-000-006-4510.020 Liability Insurance	126.03	127.08	-1.05	1,397.88	1,374.19	1,525.00	-9.89
10-1-000-006-4510.030 Work Comp	23.69	29.17	-5.48	320.87	291.14	350.00	-16.82
Total Line 96110 96120 96130	1,717.52	1,435.42	282.10	15,789.62	16,089.05	17,225.00	-6.59
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	55.02	52.08	2.94	572.88	567.56	625.00	-9.19
10-1-000-006-4510.025 PE & PO Insurance	6.92	8.33	-1.41	91.63	78.09	100.00	-21.91
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	61.94	60.41	1.53	664.51	645.65	725.00	-10.94
96100 TOTAL INSURANCE PREMIUMS EXP	1,779.46	1,495.83	283.63	16,454.13	16,734.70	17,950.00	-6.77

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-006-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-006-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-006-4520.000 Pay in lieu of Tax	1,270.95	1,144.42	126.53	12,588.62	14,330.00	13,733.00	4.35
Total Line 96300	1,270.95	1,144.42	126.53	12,588.62	14,330.00	13,733.00	4.35
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	-37.50	0.00	-37.50	0.00	275.15	0.00	
Total Line 96400	-37.50	0.00	-37.50	0.00	275.15	0.00	
96800 Severance Expense							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	1,233.45	1,144.42	89.03	12,588.62	14,605.15	13,733.00	6.35
96900 TOTAL OPERATING EXPENSE	19,935.15	28,829.00	-8,893.85	317,119.00	230,823.10	345,948.00	-33.28
97000 NET REVENUE/EXPENSE (-Gain/Loss)	-5,665.61	2,481.41	-8,147.02	27,295.51	-86,251.66	29,777.00	-389.66
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	96,250.00	48,785.00	105,000.00	-53.54
Total Line 97400	4,435.00	8,750.00	-4,315.00	96,250.00	48,785.00	105,000.00	-53.54
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	96,250.00	48,785.00	105,000.00	-53.54

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Knox County Housing Authority
FDS Income Statement - AMP 3 Bluebell
February, 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)	-1,230.61	11,231.41	-12,462.02	123,545.51	-37,466.66	134,777.00	-127.80

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	792.00	792.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,431.00	-28,220.00	1,789.00	-310,420.00	-280,426.00	-338,640.00	-17.19
60-1-000-000-5125.000 PHA Rent	-10,244.00	-7,500.00	-2,744.00	-82,500.00	-110,204.00	-90,000.00	22.45
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	106.00	0.00	106.00	0.00	339.00	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	-36,569.00	-35,720.00	-849.00	-392,920.00	-390,291.00	-428,640.00	-8.95
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-861.25	-660.00	-201.25	-7,260.00	-6,963.25	-7,920.00	-12.08
60-1-000-000-5920.000 Bad Check Charges	0.00	0.00	0.00	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	-992.00	-600.00	-392.00	-6,600.00	-6,447.98	-7,200.00	-10.44
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	-123.00	-80.00	-43.00	-880.00	-657.00	-960.00	-31.56
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-444.62	-20.00	-485.00	-95.88
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,976.25	-1,380.42	-595.83	-15,184.62	-14,148.23	-16,565.00	-14.59
70500 TOTAL TENANT REVENUE	-38,545.25	-37,100.42	-1,444.83	-408,104.62	-404,439.23	-445,205.00	-9.16
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	-684.44	-120.00	-564.44	-1,320.00	-3,694.37	-1,440.00	156.55
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.53	0.00	-0.53	0.00	-3.83	0.00	
Total Line 71100	-684.97	-120.00	-564.97	-1,320.00	-3,698.20	-1,440.00	156.82
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	-91.63	-492.44	-100.00	392.44
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-916.63	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-91.66	91.66	-1,008.26	-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	-39,230.22	-37,312.08	-1,918.14	-410,432.88	-408,629.87	-447,745.00	-8.74

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Knox County Housing Authority
FDS Income Statement - Brentwood
February, 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	14,804.13	15,720.00	16,150.00	-2.66
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,804.17	-304.41	30,845.87	31,274.21	33,650.00	-7.06
Total Line 91100	3,849.76	4,150.00	-300.24	45,650.00	46,994.21	49,800.00	-5.63
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	100.00	-100.00	1,100.00	1,200.00	1,200.00	0.00
Total Line 91200	0.00	100.00	-100.00	1,100.00	1,200.00	1,200.00	0.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	41,184.00	41,028.00	44,928.00	-8.68
Total Line 91300	3,692.00	3,744.00	-52.00	41,184.00	41,028.00	44,928.00	-8.68
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	5,940.00	5,917.50	6,480.00	-8.68
Total Line 91310	532.50	540.00	-7.50	5,940.00	5,917.50	6,480.00	-8.68
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	33.33	-33.33	366.63	76.37	400.00	-80.91
Total Line 91400	0.00	33.33	-33.33	366.63	76.37	400.00	-80.91
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	337.61	333.33	4.28	3,666.63	3,873.51	4,000.00	-3.16
60-1-000-000-6330.500 Manager's Benefits	939.25	845.83	93.42	9,304.13	10,814.83	10,150.00	6.55
Total Line 91500	1,276.86	1,179.16	97.70	12,970.76	14,688.34	14,150.00	3.80
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	20.00	176.00	-156.00	1,936.00	800.47	2,112.00	-62.10
60-1-000-000-6311.000 Office Exp - BW	9.28	165.00	-155.72	1,815.00	1,274.30	1,980.00	-35.64
60-1-000-000-6311.050 Office Rental Exp	243.00	250.50	-7.50	2,755.50	2,673.00	3,006.00	-11.08
60-1-000-000-6311.100 Phone/Internet Exp	90.66	125.00	-34.34	1,375.00	1,058.88	1,500.00	-29.41
60-1-000-000-6311.150 IT Support	105.00	136.00	-31.00	1,496.00	2,548.08	1,632.00	56.13
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	183.37	148.77	200.00	-25.62
Total Line 91600	467.94	869.17	-401.23	9,560.87	8,503.50	10,430.00	-18.47
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	1,100.00	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	89.11	110.00	-20.89	1,210.00	976.70	1,320.00	-26.01
Total Line 91800	89.11	210.00	-120.89	2,310.00	1,194.92	2,520.00	-52.58
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	720.00	0.00	720.00	0.00	5,760.00	0.00	
60-1-000-000-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	488.99	0.00	
60-1-000-000-6360.000 Training - Staff	70.00	166.67	-96.67	1,833.37	70.00	2,000.00	-96.50
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	14,666.63	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	28.05	18.00	10.05	198.00	314.87	216.00	45.77
60-1-000-000-6399.000 Other Administrative	0.00	100.00	-100.00	1,100.00	180.55	1,200.00	-84.95
Total Line 91900	818.05	1,618.00	-799.95	17,798.00	6,814.41	19,416.00	-64.90
91000 TOTAL OPERATING EXPENSE - Admin	10,726.22	12,443.66	-1,717.44	136,880.26	126,417.25	149,324.00	-15.34
UTILITIES							

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Knox County Housing Authority
FDS Income Statement - Brentwood
February, 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	551.53	425.00	126.53	4,675.00	4,755.92	5,100.00	-6.75
60-1-000-000-6451.000 Utilities - Water	900.02	1,000.00	-99.98	11,000.00	9,421.32	12,000.00	-21.49
60-1-000-000-6452.000 Utilities - Gas	187.29	180.00	7.29	1,980.00	1,044.26	2,160.00	-51.65
60-1-000-000-6453.000 Utilities - Sewer	1,940.74	1,800.00	140.74	19,800.00	20,556.25	21,600.00	-4.83
Total Line 93100, 93200, 93300, 93600	3,579.58	3,405.00	174.58	37,455.00	35,777.75	40,860.00	-12.44
93000 TOTAL UTILITIES EXPENSES	3,579.58	3,405.00	174.58	37,455.00	35,777.75	40,860.00	-12.44
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	5,070.83	-1,294.03	55,779.13	43,032.02	60,850.00	-29.28
60-1-000-000-6510.100 OT Maintenance	0.00	85.00	-85.00	935.00	1,350.51	1,020.00	32.40
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	857.14	0.00	
Total Line 94100	3,776.80	5,155.83	-1,379.03	56,714.13	45,239.67	61,870.00	-26.88
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	387.54	150.00	237.54	1,650.00	2,685.06	1,800.00	49.17
60-1-000-000-6515.030 Snow Removal Supplies	250.92	58.33	192.59	641.63	250.92	700.00	-64.15
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	2,750.00	294.49	3,000.00	-90.18
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	1,485.00	1,188.31	1,620.00	-26.65
60-1-000-000-6515.080 Plumbing Supplies	141.16	400.00	-258.84	4,400.00	2,167.19	4,800.00	-54.85
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	39.15	175.00	-135.85	1,925.00	781.00	2,100.00	-62.81
60-1-000-000-6515.110 Routine Maint. Supplies	795.51	670.00	125.51	7,370.00	3,702.40	8,040.00	-53.95
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	1,540.00	1,251.81	1,680.00	-25.49
60-1-000-000-6515.115 Refrigerators	0.00	183.33	-183.33	2,016.63	2,120.00	2,200.00	-3.64
60-1-000-000-6515.116 Stoves	0.00	100.00	-100.00	1,100.00	730.00	1,200.00	-39.17
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	687.50	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	1,614.28	2,324.16	-709.88	25,565.76	15,817.03	27,890.00	-43.29
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,197.00	1,150.00	47.00	12,650.00	13,370.80	13,800.00	-3.11
60-1-000-000-6520.020 Heat/Cool Contract	4,102.68	250.00	3,852.68	2,750.00	4,251.03	3,000.00	41.70
60-1-000-000-6520.030 Snow Removal Contract	1,840.00	150.00	1,690.00	1,650.00	1,840.00	1,800.00	2.22
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	2,750.00	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	715.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	416.67	-416.67	4,583.37	1,037.00	5,000.00	-79.26
60-1-000-000-6520.090 Extermination Contract	0.00	383.33	-383.33	4,216.63	5,726.00	4,600.00	24.48
60-1-000-000-6520.100 Janitorial Contract	0.00	93.75	-93.75	1,031.25	900.00	1,125.00	-20.00
60-1-000-000-6520.110 Routine Maint. Contract	136.00	216.67	-80.67	2,383.37	4,462.11	2,600.00	71.62
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	0.00	875.00	-875.00	9,625.00	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	73,883.37	51,564.58	80,600.00	-36.02
Total Line 94300 - (sub acct)	7,275.68	10,567.09	-3,291.41	116,237.99	90,826.52	126,805.00	-28.37
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,587.54	1,783.33	-195.79	19,616.63	18,086.28	21,400.00	-15.48
Total Line 94500	1,587.54	1,783.33	-195.79	19,616.63	18,086.28	21,400.00	-15.48
94000 TOTAL MAINTENANCE EXPENSES	14,254.30	19,830.41	-5,576.11	218,134.51	169,969.50	237,965.00	-28.57
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Brentwood
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 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	7,920.00	8,028.00	8,640.00	-7.08
60-1-000-000-6580.100 ADT Contract	71.00	99.00	-28.00	1,089.00	911.48	1,188.00	-23.28
60-1-000-000-6580.500 Other Safety Contracts	0.00	41.67	-41.67	458.37	540.55	500.00	8.11
Total Line 95200	791.00	860.67	-69.67	9,467.37	9,480.03	10,328.00	-8.21
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	791.00	860.67	-69.67	9,467.37	9,480.03	10,328.00	-8.21
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,551.51	1,264.50	287.01	13,909.50	14,273.93	15,174.00	-5.93
Total Line 96110	1,551.51	1,264.50	287.01	13,909.50	14,273.93	15,174.00	-5.93
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	177.01	178.50	-1.49	1,963.50	1,930.04	2,142.00	-9.90
Total Line 96120	177.01	178.50	-1.49	1,963.50	1,930.04	2,142.00	-9.90
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	231.39	290.75	-59.36	3,198.25	3,031.07	3,489.00	-13.12
Total Line 96130	231.39	290.75	-59.36	3,198.25	3,031.07	3,489.00	-13.12
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	77.28	72.75	4.53	800.25	797.18	873.00	-8.68
60-1-000-000-6721.500 PE & PO Insuranace	85.77	90.17	-4.40	991.87	968.26	1,082.00	-10.51
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	163.05	162.92	0.13	1,792.12	1,765.44	1,955.00	-9.70
96100 TOTAL INSURANCE PREMIUMS EXP	2,122.96	1,896.67	226.29	20,863.37	21,000.48	22,760.00	-7.73
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	458.37	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	458.37	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,649.47	2,036.08	-386.61	22,396.88	17,725.66	24,433.00	-27.45
Total Line 96300	1,649.47	2,036.08	-386.61	22,396.88	17,725.66	24,433.00	-27.45
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	92.38	100.42	-8.04	1,104.62	2,273.73	1,205.00	88.69
Total Line 96400	92.38	100.42	-8.04	1,104.62	2,273.73	1,205.00	88.69
96000 TOTAL OTHER GENERAL EXPENSES	1,741.85	2,178.17	-436.32	23,959.87	19,999.39	26,138.00	-23.49
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,405.64	1,500.00	-94.36	16,500.00	16,023.91	18,000.00	-10.98
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,405.64	1,500.00	-94.36	16,500.00	16,023.91	18,000.00	-10.98
96700 TOTAL INTEREST EXP & AMORT	1,405.64	1,500.00	-94.36	16,500.00	16,023.91	18,000.00	-10.98
96900 TOTAL OPERATING EXPENSE	34,621.55	42,114.58	-7,493.03	463,260.38	398,668.31	505,375.00	-21.11
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-4,608.67	4,802.50	-9,411.17	52,827.50	-9,961.56	57,630.00	-117.29
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	792.00	715.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,799.00	-23,635.00	836.00	-259,985.00	-239,082.00	-283,620.00	-15.70
60-1-000-001-5125.000 PHA Rent	-3,378.00	-2,500.00	-878.00	-27,500.00	-37,459.00	-30,000.00	24.86
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	230.00	0.00	230.00	0.00	-1,439.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,667.00	-1,083.33	-583.67	-11,916.63	-16,929.00	-13,000.00	30.22
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	-27,614.00	-27,218.33	-395.67	-299,401.63	-294,909.00	-326,620.00	-9.71
70400 Tenant Revenue - Other							
60-1-000-001-5910.000 Laundry Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5920.000 Bad Check Charges	0.00	0.00	0.00	0.00	-40.00	0.00	
60-1-000-001-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5922.000 Labor & Materials	-1,102.00	-583.33	-518.67	-6,416.63	-6,842.50	-7,000.00	-2.25
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	-274.00	-167.00	-107.00	-1,837.00	-1,081.00	-2,004.00	-46.06
60-1-000-001-5926.000 Violation Charges	-412.00	-40.42	-371.58	-444.62	-1,340.00	-485.00	176.29
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-1,788.00	-790.75	-997.25	-8,698.25	-9,303.50	-9,489.00	-1.95
70500 TOTAL TENANT REVENUE	-29,402.00	-28,009.08	-1,392.92	-308,099.88	-304,212.50	-336,109.00	-9.49
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,910.00	-4,000.00	-910.00	-44,000.00	-52,259.00	-48,000.00	8.87
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	-44,000.00	-52,259.00	-48,000.00	8.87
70800 Other Government Grants							
60-1-000-001-5990.000 Income from Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
60-1-000-001-5410.000 Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5410.025 Interest Inc - Sec Dep	-0.43	0.00	-0.43	0.00	-3.12	0.00	
Total Line 71100	-0.43	0.00	-0.43	0.00	-3.12	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	-2,766.50	-2,673.00	-3,018.00	-11.43
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	-2,766.50	-2,673.00	-3,018.00	-11.43
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	0.00	-19.58	19.58	-215.38	-1,049.74	-235.00	346.70
60-1-000-001-5450.000 Residual Res Int Inc	0.00	-4.50	4.50	-49.50	-4.10	-54.00	-92.41
Total Line 72000	0.00	-24.08	24.08	-264.88	-1,053.84	-289.00	264.65
70000 TOTAL REVENUE	-34,555.43	-32,284.66	-2,270.77	-355,131.26	-360,201.46	-387,416.00	-7.02

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**Knox County Housing Authority
FDS Income Statement - Prairieland
February, 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	14,804.13	15,720.00	16,150.00	-2.66
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,804.17	-304.43	30,845.87	31,273.96	33,650.00	-7.06
Total Line 91100	3,849.74	4,150.00	-300.26	45,650.00	46,993.96	49,800.00	-5.63
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	100.00	-100.00	1,100.00	1,050.00	1,200.00	-12.50
Total Line 91200	0.00	100.00	-100.00	1,100.00	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	37,180.00	36,816.00	40,560.00	-9.23
Total Line 91300	3,380.00	3,380.00	0.00	37,180.00	36,816.00	40,560.00	-9.23
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	5,368.00	5,310.00	5,856.00	-9.32
Total Line 91310	487.50	488.00	-0.50	5,368.00	5,310.00	5,856.00	-9.32
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.33	-33.33	366.63	76.28	400.00	-80.93
Total Line 91400	0.00	33.33	-33.33	366.63	76.28	400.00	-80.93
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	337.63	333.33	4.30	3,666.63	3,873.72	4,000.00	-3.16
60-1-000-001-6330.500 Manager's Benefits	939.25	845.83	93.42	9,304.13	10,814.82	10,150.00	6.55
Total Line 91500	1,276.88	1,179.16	97.72	12,970.76	14,688.54	14,150.00	3.81
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	0.00	100.00	-100.00	1,100.00	893.23	1,200.00	-25.56
60-1-000-001-6311.000 Office Exp - PL	9.28	160.00	-150.72	1,760.00	1,150.13	1,920.00	-40.10
60-1-000-001-6311.050 Office Rental Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6311.100 Phone/Internet Exp	90.64	125.00	-34.36	1,375.00	1,058.71	1,500.00	-29.42
60-1-000-001-6311.150 IT Support	105.00	136.00	-31.00	1,496.00	2,522.29	1,632.00	54.55
60-1-000-001-6311.200 Office Furniture	0.00	0.00	0.00	0.00	148.77	0.00	
Total Line 91600	204.92	521.00	-316.08	5,731.00	5,773.13	6,252.00	-7.66
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	1,100.00	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	89.11	110.00	-20.89	1,210.00	1,016.10	1,320.00	-23.02
Total Line 91800	89.11	210.00	-120.89	2,310.00	1,234.31	2,520.00	-51.02
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	650.00	0.00	650.00	0.00	5,200.00	0.00	
60-1-000-001-6352.500 Other Fee Exp	0.00	0.00	0.00	0.00	10.13	0.00	
60-1-000-001-6360.000 Training - Staff	70.00	166.67	-96.67	1,833.37	70.00	2,000.00	-96.50
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	1,100.00	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	17.35	10.00	7.35	110.00	224.99	120.00	87.49
60-1-000-001-6399.000 Other Administrative	0.00	100.00	-100.00	1,100.00	321.88	1,200.00	-73.18
Total Line 91900	737.35	376.67	360.68	4,143.37	5,827.00	4,520.00	28.92
91000 TOTAL OPERATING EXPENSE - Admin	10,025.50	10,438.16	-412.66	114,819.76	117,769.22	125,258.00	-5.98
UTILITIES							

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**Knox County Housing Authority
FDS Income Statement - Prairieland
February, 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	44.55	380.00	-335.45	4,180.00	3,145.20	4,560.00	-31.03
60-1-000-001-6451.000 Utilities Water	1,466.60	900.00	566.60	9,900.00	12,604.13	10,800.00	16.70
60-1-000-001-6452.000 Utilities Gas	191.60	160.00	31.60	1,760.00	1,329.93	1,920.00	-30.73
60-1-000-001-6453.000 Utilities Sewer	2,917.46	1,790.00	1,127.46	19,690.00	26,441.44	21,480.00	23.10
Total Line 93100, 93200, 93300, 93600	4,620.21	3,230.00	1,390.21	35,530.00	43,520.70	38,760.00	12.28
93000 TOTAL UTILITIES EXPENSES	4,620.21	3,230.00	1,390.21	35,530.00	43,520.70	38,760.00	12.28
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	5,070.83	-1,294.03	55,779.13	44,040.08	60,850.00	-27.63
60-1-000-001-6510.100 OT Maintenance	0.00	85.00	-85.00	935.00	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	3,776.80	5,155.83	-1,379.03	56,714.13	45,390.60	61,870.00	-26.64
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	-2.40	185.00	-187.40	2,035.00	1,024.32	2,220.00	-53.86
60-1-000-001-6515.030 Snow Removal Supplies	83.64	58.33	25.31	641.63	83.64	700.00	-88.05
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	2,933.37	833.55	3,200.00	-73.95
60-1-000-001-6515.070 Electrical Supplies	134.57	100.00	34.57	1,100.00	678.63	1,200.00	-43.45
60-1-000-001-6515.080 Plumbing Supplies	170.55	340.00	-169.45	3,740.00	4,293.97	4,080.00	5.24
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	275.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	110.67	80.00	30.67	880.00	297.82	960.00	-68.98
60-1-000-001-6515.110 Routine Maint. Supplies	495.44	666.67	-171.23	7,333.37	5,413.51	8,000.00	-32.33
60-1-000-001-6515.114 Painting Supplies - PL	88.67	185.00	-96.33	2,035.00	954.92	2,220.00	-56.99
60-1-000-001-6515.115 Refrigerators	0.00	183.33	-183.33	2,016.63	1,099.00	2,200.00	-50.05
60-1-000-001-6515.116 Stoves	0.00	133.33	-133.33	1,466.63	2,239.60	1,600.00	39.98
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	916.63	1,012.19	1,000.00	1.22
60-1-000-001-6515.500 Small Tools/Equipment	0.00	0.00	0.00	0.00	-36.19	0.00	
Total Line 94200	1,081.14	2,306.66	-1,225.52	25,373.26	17,894.96	27,680.00	-35.35
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	705.00	710.00	-5.00	7,810.00	7,566.18	8,520.00	-11.20
60-1-000-001-6520.020 Heat/Cool Contract	360.00	50.00	310.00	550.00	2,090.44	600.00	248.41
60-1-000-001-6520.030 Snow Removal Contract	1,315.00	125.00	1,190.00	1,375.00	1,315.00	1,500.00	-12.33
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	14,758.37	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	183.37	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	6,050.00	540.00	6,600.00	-91.82
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	3,116.63	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	605.00	411.27	660.00	-37.69
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,033.33	-1,033.33	11,366.63	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	14,666.63	0.00	16,000.00	-100.00
Total Line 94300 - (sub acct)	2,380.00	5,498.33	-3,118.33	60,481.63	22,338.89	65,980.00	-66.14
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,587.56	1,783.33	-195.77	19,616.63	18,086.54	21,400.00	-15.48
Total Line 94500	1,587.56	1,783.33	-195.77	19,616.63	18,086.54	21,400.00	-15.48
94000 TOTAL MAINTENANCE EXPENSES	8,825.50	14,744.15	-5,918.65	162,185.65	103,710.99	176,930.00	-41.38
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							

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Knox County Housing Authority
FDS Income Statement - Prairieland
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	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	7,150.00	7,293.93	7,800.00	-6.49
60-1-000-001-6580.100 ADT Contract	70.97	99.00	-28.03	1,089.00	986.19	1,188.00	-16.99
60-1-000-001-6580.500 Other Safety Contracts	0.00	10.00	-10.00	110.00	91.60	120.00	-23.67
Total Line 95200	720.97	759.00	-38.03	8,349.00	8,371.72	9,108.00	-8.08
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	720.97	759.00	-38.03	8,349.00	8,371.72	9,108.00	-8.08
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,563.36	1,274.17	289.19	14,015.87	14,382.78	15,290.00	-5.93
Total LIne 96110	1,563.36	1,274.17	289.19	14,015.87	14,382.78	15,290.00	-5.93
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	160.03	161.25	-1.22	1,773.75	1,744.60	1,935.00	-9.84
Total Line 96120	160.03	161.25	-1.22	1,773.75	1,744.60	1,935.00	-9.84
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	231.39	290.75	-59.36	3,198.25	3,031.07	3,489.00	-13.12
Total Line 96130	231.39	290.75	-59.36	3,198.25	3,031.07	3,489.00	-13.12
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	69.86	65.75	4.11	723.25	720.61	789.00	-8.67
60-1-000-001-6721.500 PE & PO Insuranace	85.77	90.17	-4.40	991.87	968.26	1,082.00	-10.51
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	155.63	155.92	-0.29	1,715.12	1,688.87	1,871.00	-9.73
96100 TOTAL INSURANCE PREMIUMS EXP	2,110.41	1,882.09	228.32	20,702.99	20,847.32	22,585.00	-7.69
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	1,323.99	1,238.92	85.07	13,628.12	14,469.57	14,867.00	-2.67
Total Line 96300	1,323.99	1,238.92	85.07	13,628.12	14,469.57	14,867.00	-2.67
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	1,595.06	266.67	1,328.39	2,933.37	2,973.41	3,200.00	-7.08
Total Line 96400	1,595.06	266.67	1,328.39	2,933.37	2,973.41	3,200.00	-7.08
96000 TOTAL OTHER GENERAL EXPENSES	2,919.05	1,505.59	1,413.46	16,561.49	17,442.98	18,067.00	-3.45
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,405.64	1,500.00	-94.36	16,500.00	16,023.86	18,000.00	-10.98
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,405.64	1,500.00	-94.36	16,500.00	16,023.86	18,000.00	-10.98
96700 TOTAL INTEREST EXP & AMORT	1,405.64	1,500.00	-94.36	16,500.00	16,023.86	18,000.00	-10.98
96900 TOTAL OPERATING EXPENSE	30,627.28	34,058.99	-3,431.71	374,648.89	327,686.79	408,708.00	-19.82
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,928.15	1,774.33	-5,702.48	19,517.63	-32,514.67	21,292.00	-252.71
MISCELLANEOUS EXPENSE							

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

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	3,080.00	3,080.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-14,481.00	-12,766.00	-1,715.00	-140,426.00	-166,932.00	-153,192.00	8.97
Total Admin Fee Subsidy	-14,481.00	-12,766.00	-1,715.00	-140,426.00	-166,932.00	-153,192.00	8.97
Interest Income							
30-1-000-000-3300.000 Int Reserve	-7.02	-5.25	-1.77	-57.75	-52.96	-63.00	-15.94
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	-7.02	-5.25	-1.77	-57.75	-52.96	-63.00	-15.94
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	-595.87	-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	-595.87	-868.00	-650.00	33.54
TOTAL ADMIN OPERATING INCOME	-14,488.02	-12,825.42	-1,662.60	-141,079.62	-167,852.96	-153,905.00	9.06
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	8,867.74	8,666.67	201.07	95,333.37	95,635.33	104,000.00	-8.04
Total Admin Salaries	8,867.74	8,666.67	201.07	95,333.37	95,635.33	104,000.00	-8.04
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	187.50	-187.50	2,062.50	2,250.00	2,250.00	0.00
Total Audit Fee Expense	0.00	187.50	-187.50	2,062.50	2,250.00	2,250.00	0.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,460.00	2,460.00	0.00	27,060.00	27,708.00	29,520.00	-6.14
30-1-000-000-4120.300 Bookkeep. Fees	1,537.50	1,538.00	-0.50	16,918.00	17,317.50	18,456.00	-6.17
Total Fees Expense	3,997.50	3,998.00	-0.50	43,978.00	45,025.50	47,976.00	-6.15
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,036.76	4,183.33	-146.57	46,016.63	43,644.96	50,200.00	-13.06
Total Benefit Contribution Exp	4,036.76	4,183.33	-146.57	46,016.63	43,644.96	50,200.00	-13.06
Office Expense							
30-1-000-000-4180.000 Telephone	96.15	76.67	19.48	843.37	1,053.41	920.00	14.50
30-1-000-000-4190.100 Postage	197.09	154.17	42.92	1,695.87	1,768.91	1,850.00	-4.38
30-1-000-000-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.400 Printing	0.00	22.08	-22.08	242.88	387.90	265.00	46.38
30-1-000-000-4190.401 Printing Supplies	0.00	30.83	-30.83	339.13	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	275.00	370.50	300.00	23.50
Total Office Expense	293.24	308.75	-15.51	3,396.25	3,760.72	3,705.00	1.50
Legal Expense							

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 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	560.55	125.00	435.55	1,375.00	1,396.66	1,500.00	-6.89
Total Travel Expense	560.55	125.00	435.55	1,375.00	1,396.66	1,500.00	-6.89
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	0.00	16.00	0.00	252.22	0.00	
30-1-000-000-4120.700 Mental Health Fee	280.00	285.00	-5.00	3,135.00	2,240.00	3,420.00	-34.50
30-1-000-000-4140.000 Training - Staff	977.00	125.00	852.00	1,375.00	1,317.00	1,500.00	-12.20
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	3,025.00	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	91.98	16.67	75.31	183.37	1,081.33	200.00	440.67
30-1-000-000-4190.200 Inspection Exp	0.00	291.67	-291.67	3,208.37	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	831.75	308.33	523.42	3,391.63	6,101.79	3,700.00	64.91
30-1-000-000-4480.006 Safety/Security Labor Fee	280.00	323.00	-43.00	3,553.00	3,080.00	3,876.00	-20.54
30-1-000-000-4480.100 ADT Contract	35.99	0.00	35.99	0.00	395.89	0.00	
Total Other Expense	2,512.72	1,624.67	888.05	17,871.37	14,843.23	19,496.00	-23.87
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	0.00	25.00	-25.00	275.00	0.00	300.00	-100.00
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	12.50	-12.50	137.50	0.00	150.00	-100.00
Total Maintenance Expense	0.00	37.50	-37.50	412.50	0.00	450.00	-100.00
TOTAL ADMIN EXPENSE	20,268.51	19,131.42	1,137.09	210,445.62	206,556.40	229,577.00	-10.03
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	103.02	54.17	48.85	595.87	684.43	650.00	5.30
30-1-000-000-4510.030 Work Comp Insurance	176.73	199.08	-22.35	2,189.88	2,111.12	2,389.00	-11.63
30-1-000-000-4510.035 Auto Insurance	50.00	51.67	-1.67	568.37	550.00	620.00	-11.29
Total Insurance Premium Expenses	329.75	304.92	24.83	3,354.12	3,345.55	3,659.00	-8.57
TOTAL INSURANCE EXPENSE	329.75	304.92	24.83	3,354.12	3,345.55	3,659.00	-8.57
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	260.00	41.67	218.33	458.37	-2,195.70	500.00	-539.14
30-1-000-000-4590.010 Admin Gen Exp-Port	267.73	283.33	-15.60	3,116.63	2,905.97	3,400.00	-14.53
Total General Expense	527.73	325.00	202.73	3,575.00	710.27	3,900.00	-81.79
TOTAL GENERAL EXPENSE	527.73	325.00	202.73	3,575.00	710.27	3,900.00	-81.79
TOTAL EXPENSES - ADMIN	21,125.99	19,761.34	1,364.65	217,374.74	210,612.22	237,136.00	-11.19
ADMIN (Profit)/Loss	6,637.97	6,935.92	-297.95	76,295.12	42,759.26	83,231.00	-48.63
MISCELLANEOUS EXPENSE							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
Total Depreciation Expense	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
TOTAL MISC EXPENSE	464.00	465.00	-1.00	5,115.00	5,104.00	5,580.00	-8.53
TOTAL ADMIN EXPENSES w/ DEPR EXP	21,589.99	20,226.34	1,363.65	222,489.74	215,716.22	242,716.00	-11.12
ADMIN (Profit)/Loss w/ Depreciation	7,101.97	7,400.92	-298.95	81,410.12	47,863.26	88,811.00	-46.11

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Knox County Housing Authority
FDS Income Statement - HCV (ADMIN & HAP)
February, 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	-595.87	-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	-82,952.00	-82,237.50	-714.50	-904,612.50	-934,124.00	-986,850.00	-5.34
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-82,952.00	-82,291.67	-660.33	-905,208.37	-934,991.00	-987,500.00	-5.32
TOTAL HAP INCOME	-82,952.00	-82,291.67	-660.33	-905,208.37	-934,991.00	-987,500.00	-5.32
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	74,721.00	71,916.67	2,804.33	791,083.37	844,615.00	863,000.00	-2.13
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	2,593.00	3,333.33	-740.33	36,666.63	39,779.00	40,000.00	-0.55
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	77,000.00	70,887.00	84,000.00	-15.61
Total HAP Expenses	83,753.00	82,250.00	1,503.00	904,750.00	955,281.00	987,000.00	-3.21
TOTAL HAP EXPENSE	83,753.00	82,250.00	1,503.00	904,750.00	955,281.00	987,000.00	-3.21
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	260.40	41.67	218.73	458.37	-27.10	500.00	-105.42
Total General HAP Expenses	260.40	41.67	218.73	458.37	-27.10	500.00	-105.42
TOTAL GENERAL HAP EXPENSES	260.40	41.67	218.73	458.37	-27.10	500.00	-105.42
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	84,013.40	82,291.67	1,721.73	905,208.37	955,253.90	987,500.00	-3.27
Remaining HAP (to)/from Reserve	1,061.40	0.00	1,061.40	0.00	20,262.90	0.00	

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 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	165.00	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	-59,354.13	-71,195.00	-64,750.00	9.95
Total HAP Income	-10,601.00	-5,395.83	-5,205.17	-59,354.13	-71,195.00	-64,750.00	9.95
TOTAL HAP INCOME	-10,601.00	-5,395.83	-5,205.17	-59,354.13	-71,195.00	-64,750.00	9.95
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	6,575.00	5,320.83	1,254.17	58,529.13	73,296.00	63,850.00	14.79
30-1-000-001-4715.040 EHV HAP Utility Pmts	577.00	75.00	502.00	825.00	5,836.00	900.00	548.44
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	7,152.00	5,395.83	1,756.17	59,354.13	79,132.00	64,750.00	22.21
TOTAL HAP EXPENSE	7,152.00	5,395.83	1,756.17	59,354.13	79,132.00	64,750.00	22.21
EHV HAP (to)/from Reserve	-3,449.00	0.00	-3,449.00	0.00	7,937.00	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	-8,525.00	-9,484.00	-9,300.00	1.98
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	-12,833.37	0.00	-14,000.00	-100.00
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	-41.67	41.67	-458.37	0.00	-500.00	-100.00
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	-41.67	41.67	-458.37	-300.00	-500.00	-40.00
Total Admin Fee Subsidy	-979.00	-2,025.01	1,046.01	-22,275.11	-9,784.00	-24,300.00	-59.74
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	-22,275.11	-9,784.00	-24,300.00	-59.74

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
February, 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	88.76	291.67	-202.91	3,208.37	1,585.00	3,500.00	-54.71
30-1-000-001-4110.200 Admin Exp - Amps	0.00	208.33	-208.33	2,291.63	0.00	2,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	51.14	261.67	-210.53	2,878.37	913.14	3,140.00	-70.92
30-1-000-001-4120.100 EHV Management Fee	132.00	180.00	-48.00	1,980.00	1,656.00	2,160.00	-23.33
30-1-000-001-4120.300 EHV Bookkeeping Fee	82.50	112.50	-30.00	1,237.50	1,035.00	1,350.00	-23.33
30-1-000-001-4130.200 EHV Other Ongoing	60.00	100.00	-40.00	1,100.00	780.00	1,200.00	-35.00
Total Ongoing Admin Expenses	414.40	1,154.17	-739.77	12,695.87	5,969.14	13,850.00	-56.90
TOTAL ONGOING ADMIN EXPENSES	414.40	1,154.17	-739.77	12,695.87	5,969.14	13,850.00	-56.90
<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	2,291.63	0.00	2,500.00	-100.00
Total Security/Utility/Holding Deposits	0.00	208.33	-208.33	2,291.63	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	1,100.00	0.00	1,200.00	-100.00
Total Owner Incentive Expenses	0.00	100.00	-100.00	1,100.00	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	6,187.50	0.00	6,750.00	-100.00
Total Other Eligible Expenses	0.00	562.50	-562.50	6,187.50	0.00	6,750.00	-100.00
TOTAL SERVICE FEE EXPENSES	0.00	870.83	-870.83	9,579.13	0.00	10,450.00	-100.00
TOTAL EHV ADMIN EXPENSES	414.40	2,025.00	-1,610.60	22,275.00	5,969.14	24,300.00	-75.44
EHV ADMINI (Profit)/Loss	-564.60	-0.01	-564.59	-0.11	-3,814.86	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
February 28, 2024

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	123,135.57	137,945.91	-14,810.34	1,485,023.41	1,655,351.00	-10.29
TOTAL OPERATING INCOME	123,135.57	137,945.91	-14,810.34	1,485,023.41	1,655,351.00	-10.29
OPERATING EXPENSE						
Total Administration Expenses	78,883.14	63,700.00	15,183.14	756,279.08	764,400.00	-1.06
Total Tenant Service Expenses	0.00	0.00	0.00	273.50	0.00	
Total Utility Expenses	752.90	615.00	137.90	4,791.37	7,380.00	-35.08
Total Maintenance Expenses	62,482.44	61,164.16	1,318.28	715,045.81	733,970.00	-2.58
Total Protective Expenses	6,455.32	6,616.67	-161.35	75,102.77	79,400.00	-5.41
General Expenses	3,469.46	3,724.17	-254.71	36,032.82	44,690.00	-19.37
TOTAL ROUTINE OPERATING EXPENSES	152,043.26	135,820.00	16,223.26	1,587,525.35	1,629,840.00	-2.60
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	152,043.26	135,820.00	16,223.26	1,587,525.35	1,629,840.00	-2.60
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-28,907.69	2,125.91	-31,033.60	-102,501.94	25,511.00	-501.80
Total Depreciation Expense						
	760.50	765.00	-4.50	8,365.50	9,180.00	-8.87
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-29,668.19	1,360.91	-31,029.10	-110,867.44	16,331.00	-778.88

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
February 28, 2024

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	87,916.94	92,870.83	-4,953.89	1,078,372.24	1,114,450.00	-3.24
TOTAL OPERATING INCOME	87,916.94	92,870.83	-4,953.89	1,078,372.24	1,114,450.00	-3.24
OPERATING EXPENSE						
Total Administration Expenses	30,116.26	29,024.68	1,091.58	337,425.92	348,296.00	-3.12
Total Tenant Service Expenses	89.28	400.00	-310.72	506.23	4,800.00	-89.45
Total Utility Expenses	18,188.66	11,750.00	6,438.66	118,125.75	141,000.00	-16.22
Total Maintenance Expenses	28,806.58	35,089.53	-6,282.95	393,389.49	421,074.00	-6.57
Total Protective Service Expenses	1,916.21	3,515.84	-1,599.63	29,660.92	42,190.00	-29.70
General Expenses	10,956.71	8,184.16	2,772.55	99,392.40	98,210.00	1.20
TOTAL ROUTINE OPERATING EXPENSES	90,073.70	87,964.21	2,109.49	978,500.71	1,055,570.00	-7.30
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	90,073.70	87,964.21	2,109.49	978,500.71	1,055,570.00	-7.30
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-2,156.76	4,906.62	-7,063.38	99,871.53	58,880.00	69.62
Total Depreciation Expense						
Total Depreciation Expense	10,849.00	13,750.00	-2,901.00	119,339.00	165,000.00	-27.67
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-13,005.76	-8,843.38	-4,162.38	-19,467.47	-106,120.00	-81.66

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
February 28, 2024

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	103,497.33	109,193.67	-5,696.34	1,264,672.80	1,310,324.00	-3.48
TOTAL OPERATING INCOME	103,497.33	109,193.67	-5,696.34	1,264,672.80	1,310,324.00	-3.48
OPERATING EXPENSE						
Total Administration Expenses	31,748.37	36,060.27	-4,311.90	362,381.53	432,723.00	-16.26
Total Tenant Service Expenses	0.00	91.67	-91.67	816.08	1,100.00	-25.81
Total Utility Expenses	2,983.86	2,945.82	38.04	25,157.28	35,350.00	-28.83
Total Maintenance Expenses	86,624.97	52,350.91	34,274.06	778,376.69	628,211.00	23.90
Total Protective Service Expenses	2,690.42	2,920.83	-230.41	38,971.72	35,050.00	11.19
General Expenses	9,885.84	8,379.10	1,506.74	95,344.21	100,549.00	-5.18
TOTAL ROUTINE OPERATING EXPENSES	133,933.46	102,748.60	31,184.86	1,301,047.51	1,232,983.00	5.52
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	133,933.46	102,748.60	31,184.86	1,301,047.51	1,232,983.00	5.52
NET REVENUE/EXPENSE PROFIT/-LOSS						
	-30,436.13	6,445.07	-36,881.20	-36,374.71	77,341.00	-147.03
Total Depreciation Expense						
	28,510.00	31,000.00	-2,490.00	313,610.00	372,000.00	-15.70
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-58,946.13	-24,554.93	-34,391.20	-349,984.71	-294,659.00	18.78

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
February 28, 2024

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	25,600.76	26,347.59	-746.83	317,074.76	316,171.00	0.29
TOTAL OPERATING INCOME	25,600.76	26,347.59	-746.83	317,074.76	316,171.00	0.29
OPERATING EXPENSE						
Total Administration Expenses	7,083.76	8,685.09	-1,601.33	80,508.82	104,221.00	-22.75
Total Tenant Service Expenses	0.00	591.66	-591.66	0.00	7,100.00	-100.00
Total Utility Expenses	3,329.49	2,850.00	479.49	24,650.00	34,200.00	-27.92
Total Maintenance Expenses	4,952.02	12,864.50	-7,912.48	82,394.64	154,374.00	-46.63
Total Protective Service Expenses	1,556.97	1,197.50	359.47	11,929.79	14,370.00	-16.98
General Expenses	3,012.91	2,640.25	372.66	31,339.85	31,683.00	-1.08
TOTAL ROUTINE OPERATING EXPENSES	19,935.15	28,829.00	-8,893.85	230,823.10	345,948.00	-33.28
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	19,935.15	28,829.00	-8,893.85	230,823.10	345,948.00	-33.28
NET REVENUE/EXPENSE PROFIT/-LOSS	5,665.61	-2,481.41	8,147.02	86,251.66	-29,777.00	-389.66
Total Depreciation Expense						
Total Depreciation Expense	4,435.00	8,750.00	-4,315.00	48,785.00	105,000.00	-53.54
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	1,230.61	-11,231.41	12,462.02	37,466.66	-134,777.00	-127.80

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
February 28, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	14,488.02	12,825.42	1,662.60	167,852.96	153,905.00	9.06
TOTAL ADMIN OPERATING INCOME	14,488.02	12,825.42	1,662.60	167,852.96	153,905.00	9.06
OPERATING EXPENSES						
Total Admin Expenses	15,659.02	14,300.42	1,358.60	153,312.79	171,605.00	-10.66
Total Fees Expenses	4,293.50	4,470.50	-177.00	49,767.72	53,646.00	-7.23
Total General Expenses	1,173.47	990.42	183.05	7,531.71	11,885.00	-36.63
TOTAL OPERATING EXPENSES	21,125.99	19,761.34	1,364.65	210,612.22	237,136.00	-11.19
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	21,125.99	19,761.34	1,364.65	210,612.22	237,136.00	-11.19
NET REVENUE PROFIT/-LOSS	-6,637.97	-6,935.92	297.95	-42,759.26	-83,231.00	-48.63
Total Depreciation Expense	464.00	465.00	-1.00	5,104.00	5,580.00	-8.53
NET REVENUE w/Deprecitation PROFIT/-LOSS	-7,101.97	-7,400.92	298.95	-47,863.26	-88,811.00	-46.11

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	82,952.00	82,291.67	660.33	934,991.00	987,500.00	-5.32
TOTAL HAP INCOME	82,952.00	82,291.67	660.33	934,991.00	987,500.00	-5.32
HAP EXPENSES						
Total HAP Expenses	83,753.00	82,250.00	1,503.00	955,281.00	987,000.00	-3.21
Total General HAP Expenses	260.40	41.67	218.73	-27.10	500.00	-105.42
TOTAL HAP EXPENSES	84,013.40	82,291.67	1,721.73	955,253.90	987,500.00	-3.27
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-1,061.40	0.00	-1,061.40	-20,262.90	0.00	

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
February 28, 2024

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	39,230.22	37,317.08	1,913.14	408,629.87	447,805.00	-8.75
TOTAL OPERATING INCOME	39,230.22	37,317.08	1,913.14	408,629.87	447,805.00	-8.75
OPERATING EXPENSE						
Total Administration Expenses	6,594.10	8,260.08	-1,665.98	81,256.49	99,121.00	-18.02
Total Fee Expenses	4,224.50	4,284.00	-59.50	47,434.49	51,408.00	-7.73
Total Utilities Expenses	3,579.58	3,405.00	174.58	35,777.75	40,860.00	-12.44
Total Maintenance Expenses	15,045.30	20,691.08	-5,645.78	179,449.53	248,293.00	-27.73
Total Taxes & Insurance Expense	3,772.43	3,974.42	-201.99	38,726.14	47,693.00	-18.80
Total Financial Expenses	1,405.64	1,500.00	-94.36	16,023.91	18,000.00	-10.98
TOTAL ROUTINE OPERATING EXPENSE	34,621.55	42,114.58	-7,493.03	398,668.31	505,375.00	-21.11
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	34,621.55	42,114.58	-7,493.03	398,668.31	505,375.00	-21.11
NET REVENUE PROFIT/-LOSS						
	4,608.67	-4,797.50	9,406.17	9,961.56	-57,570.00	-117.30
Total Depreciation Expense						
	8,306.00	0.00	8,306.00	91,366.00	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,697.33	-4,797.50	1,100.17	-81,404.44	-57,570.00	41.40

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
February 28, 2024

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Opetating Income	34,555.43	32,287.41	2,268.02	360,201.46	387,449.00	-7.03
TOTAL OPERATING INCOME	34,555.43	32,287.41	2,268.02	360,201.46	387,449.00	-7.03
OPERATING EXPENSE						
Total Administration Expenses	7,753.06	6,836.83	916.23	78,606.50	82,042.00	-4.19
Total Fee Expenses	3,867.50	3,868.00	-0.50	42,136.13	46,416.00	-9.22
Total Utilities Expenses	4,620.21	3,230.00	1,390.21	43,520.70	38,760.00	12.28
Total Maintenance Expenses	9,546.47	15,503.15	-5,956.68	112,082.71	186,038.00	-39.75
Total Taxes & Insurance Expense	3,434.40	3,121.01	313.39	35,316.89	37,452.00	-5.70
Total Financial Expenses	1,405.64	1,500.00	-94.36	16,023.86	18,000.00	-10.98
TOTAL ROUTINE OPERATING EXPENSE	30,627.28	34,058.99	-3,431.71	327,686.79	408,708.00	-19.82
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	30,627.28	34,058.99	-3,431.71	327,686.79	408,708.00	-19.82
NET REVENUE PROFIT/-LOSS						
	3,928.15	-1,771.58	5,699.73	32,514.67	-21,259.00	-252.95
Total Depreciation Expense						
	7,210.50	0.00	7,210.50	79,315.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-3,282.35	-1,771.58	-1,510.77	-46,800.83	-21,259.00	120.15

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
February 28, 2024

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	340,150.60	366,358.00	-26,207.40	4,067,001.25	4,396,296.00	-7.49
TOTAL OPERATING INCOME	340,150.60	366,358.00	-26,207.40	4,067,001.25	4,396,296.00	-7.49
OPERATING EXPENSE						
Total Administration Expenses	132,741.53	133,053.37	-311.84	1,453,636.96	1,596,640.00	-8.96
Total Tenant Service Expenses	89.28	1,083.33	-994.05	1,595.81	13,000.00	-87.72
Total Utility Expenses	25,254.91	18,160.82	7,094.09	172,724.40	217,930.00	-20.74
Total Maintenance Expenses	182,866.01	161,469.10	21,396.91	1,969,206.63	1,937,629.00	1.63
Total Protective Service Expenses	12,618.92	14,250.84	-1,631.92	155,665.20	171,010.00	-8.97
General Expenses	27,324.92	22,927.68	4,397.24	262,109.28	275,132.00	-4.73
TOTAL ROUTINE OPERATING EXPENSES	380,895.57	350,945.14	29,950.43	4,014,938.28	4,211,341.00	-4.66
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	380,895.57	350,945.14	29,950.43	4,014,938.28	4,211,341.00	-4.66
NET REVENUE/EXPENSE PROFIT/-LOSS	-40,744.97	15,412.86	-56,157.83	52,062.97	184,955.00	-71.85
Total Depreciation Expense						
Total Depreciation Expense	44,554.50	54,265.00	-9,710.50	490,099.50	651,180.00	-24.74
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-85,299.47	-38,852.14	-46,447.33	-438,036.53	-466,225.00	-6.05

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
February 28, 2024

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	73,785.65	69,604.49	4,181.16	768,831.33	835,254.00	-7.95
TOTAL OPERATING INCOME	73,785.65	69,604.49	4,181.16	768,831.33	835,254.00	-7.95
OPERATING EXPENSE						
Total Administration Expenses	14,347.16	15,096.91	-749.75	159,862.99	181,163.00	-11.76
Total Fee Expenses	8,092.00	8,152.00	-60.00	89,570.62	97,824.00	-8.44
Total Utilities Expenses	8,199.79	6,635.00	1,564.79	79,298.45	79,620.00	-0.40
Total Maintenance Expenses	24,591.77	36,194.23	-11,602.46	291,532.24	434,331.00	-32.88
Total Taxes & Insurance Expense	7,206.83	7,095.43	111.40	74,043.03	85,145.00	-13.04
Total Financial Expenses	2,811.28	3,000.00	-188.72	32,047.77	36,000.00	-10.98
TOTAL ROUTINE OPERATING EXPENSE	65,248.83	76,173.57	-10,924.74	726,355.10	914,083.00	-20.54
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	65,248.83	76,173.57	-10,924.74	726,355.10	914,083.00	-20.54
NET REVENUE PROFIT/-LOSS						
	8,536.82	-6,569.08	15,105.90	42,476.23	-78,829.00	-153.88
Total Depreciation Expense						
	15,516.50	0.00	15,516.50	170,681.50	0.00	
NET REVENUE w/Depreciation PROFIT/-LOSS	-6,979.68	-6,569.08	-410.60	-128,205.27	-78,829.00	62.64

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	9,720.96	-2,559.12	12,280.08	112,487.41
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	18,317.86	16,296.00	2,021.86	196,692.67
Administrative Expenses	2,077.44	4,575.02	-2,497.58	28,245.84
Tenant Services	89.28	-17.05	106.33	506.23
Utilities	18,188.66	7,965.29	10,223.37	118,125.75
Maint/Protective Serv - Supplies/Conts	30,722.79	31,087.00	-364.21	422,993.43
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,956.71	10,123.31	833.40	99,392.40
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	90,073.70	67,470.45	22,603.25	978,443.73
AMP002 - FAMILY				
Salaries	9,301.48	8,579.37	722.11	107,295.61
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,223.73	17,413.03	2,810.70	214,901.98
Administrative Expenses	2,223.16	5,698.92	-3,475.76	40,183.94
Tenant Services	0.00	0.00	0.00	816.08
Utilities	2,983.86	4,943.78	-1,959.92	25,157.28
Maint/Protective Serv - Supplies/Conts	89,315.39	37,432.20	51,883.19	816,084.56
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	9,885.84	7,331.42	2,554.42	95,344.21
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	133,933.46	81,398.72	52,534.74	1,299,831.88
AMP003 - BLUEBELL				
Salaries	1,080.14	12,604.62	-11,524.48	12,650.66
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,354.59	4,685.25	669.34	57,123.54
Administrative Expenses	649.03	894.92	-245.89	10,734.62
Tenant Services	0.00	0.00	0.00	0.00
Utilities	3,329.49	2,873.87	455.62	24,650.00
Maint/Protective Serv - Supplies/Conts	6,508.99	13,219.86	-6,710.87	94,086.34
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,012.91	2,340.41	672.50	31,339.85
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	19,935.15	36,618.93	-16,683.78	230,585.01
COCC				
Salaries	124,883.03	119,579.96	5,303.07	1,326,923.39
Employee W/H Payments	-876.35	-1,584.37	708.02	-585.33
Fee Expenses	279.60	212.92	66.68	4,708.36
Administrative Expenses	15,491.81	19,613.68	-4,121.87	134,192.83
Tenant Services	0.00	0.00	0.00	273.50
Utilities	752.90	447.25	305.65	4,791.37
Maint/Protective Serv - Supplies/Conts	907.82	1,182.96	-275.14	7,185.33
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,469.46	3,232.65	236.81	36,032.82
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	144,908.27	142,685.05	2,223.22	1,513,522.27
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	144,985.61	138,204.83	6,780.78	1,559,357.07
Employee W/H Payments	-876.35	-1,584.37	708.02	-585.33
Fee Expenses	44,175.78	38,680.43	5,495.35	473,368.52
Administrative Expenses	64,617.22	69,389.74	-4,772.52	686,783.78
Tenant Services	89.28	-17.05	106.33	1,595.81
Utilities	25,254.91	16,230.19	9,024.72	172,724.40
Maint/Protective Serv - Supplies/Conts	127,454.99	82,922.02	44,532.97	1,340,349.66
Mileage	0.00	0.00	0.00	48.22
Insurance & General Expenses	27,324.92	23,027.79	4,297.13	262,109.28
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	433,026.36	366,853.58	66,172.78	4,495,751.41

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,490.96	11,272.87	-781.91
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	5,444.00	-1,219.50
Administrative Expenses	747.48	2,510.03	-1,762.55
Utilities	3,579.58	3,421.07	158.51
Maintenance Supplies/Contracts	8,889.96	3,609.47	5,280.49
Security, Tax, & Insurance Expenses	4,563.43	4,806.85	-243.42
Finacial Expenses	1,405.64	1,568.29	-162.65
TOTAL BRENTWOOD CLAIMS	33,901.55	32,632.58	1,268.97
PRAIRIELAND			
Salaries	10,490.98	11,272.89	-781.91
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	4,823.00	-955.50
Administrative Expenses	1,976.44	3,669.21	-1,692.77
Utilities	4,620.21	3,109.57	1,510.64
Maintenance Supplies/Contracts	3,461.14	1,940.16	1,520.98
Security, Taxes, & Insurance Expenses	4,155.37	3,889.50	265.87
Financial Expenses	1,405.64	1,568.29	-162.65
TOTAL PRAIRIELAND CLAIMS	29,977.28	30,272.62	-295.34
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	20,981.94	22,545.76	-1,563.82
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	10,267.00	-2,175.00
Administrative Expenses	2,723.92	6,179.24	-3,455.32
Utilities	8,199.79	6,530.64	1,669.15
Maintenance Supplies	12,351.10	5,549.63	6,801.47
Security, Tax, & Insurance Expenses	8,718.80	8,696.35	22.45
Financial Expenses	2,811.28	3,136.58	-325.30
TOTAL AHP CLAIMS	63,878.83	62,905.20	973.63
HOUSING CHOICE VOUCHER - HCV			
Salaries	12,904.50	7,800.39	5,104.11
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,573.50	6,374.50	-1,801.00
Administrative Expenses	2,754.52	1,168.41	1,586.11
General Expense-Admin	857.48	499.32	358.16
Total HCV Expenses	21,090.00	15,842.62	5,247.38
HAP Expenses	83,753.00	81,920.00	1,833.00
General Expenses	260.40	-2.30	262.70
Total HAP Expenses	84,013.40	81,917.70	2,095.70
TOTAL HCV CLAIMS	105,103.40	97,760.32	7,343.08

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
Febuary, 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	0.00	11,995.00	500,406.49	528,794.49
TOTAL CFG 2022 CLAIMS	0.00	11,995.00	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	0.00	0.00	909,310.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	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	69,489.53	360,949.18	740,212.65
TOTAL CFG 2020 CLAIMS	0.00	69,489.53	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	0.00	81,484.53	2,120,665.67	4,512,191.14

Knox County Housing Authority
CLAIMS REPORT TOTALS
Febuary, 2024

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	90,073.70	67,470.45	22,603.25	978,500.71
AMP002 - FAMILY	133,933.46	81,398.72	52,534.74	1,301,047.51
AMP003 - BLUEBELL	19,935.15	36,618.93	-16,683.78	230,823.10
COCC	151,166.91	142,685.05	8,481.86	1,586,940.02
TOTAL LOW RENT	395,109.22	328,173.15	66,936.07	4,097,311.34
<u>A.H.P.</u>				
BRENTWOOD	34,621.55	32,632.58	1,988.97	398,668.31
PRAIRIELAND	30,627.28	30,272.62	354.66	327,686.79
TOTAL A.H.P.	65,248.83	62,905.20	2,343.63	726,355.10
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	21,090.00	15,842.62	5,247.38	210,216.33
TOTAL HCV	21,090.00	15,842.62	5,247.38	210,216.33
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	350,000.00
CAPITAL FUND GRANT 2022	0.00	11,995.00	-11,995.00	500,406.49
CAPITAL FUND GRANT 2021	0.00	0.00	0.00	909,310.00
CAPITAL FUND GRANT 2020	0.00	69,489.53	-69,489.53	360,949.18
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	0.00	81,484.53	-81,484.53	2,120,665.67
<hr/>				
TOTAL CLAIMS FOR MONTH	481,448.05	488,405.50	-6,957.45	7,154,548.44

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 03/21/2024

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 03/26/2024

SUBJECT: Hein Construction—Proposed Change Order 2

Executive Summary

At the 01/31/2023 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites as well as additional work at Moon Towers and Blue Bell Tower. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work in Phase 4 will include the following:

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

Hein Construction has requested Change Order 2 to reduce the General Requirement Allowance from \$75,000.00 to \$16,650 to cover the following costs as outlined in the attached change order documents:

- Replace concrete damaged during roof replacement at Moon Towers and restore disturbed lawn areas;
- Provide six GameTime Duraclad benches at the playgrounds and three garbage receptacles;
- Modify sidewalks and concrete curbs at playgrounds; and
- Upgrade pavilion lighting at Bluebell Tower.

The contract amount would be unchanged.

Alliance Architecture has reviewed and approved this proposed change order.

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

Fiscal Impact

This project will be funded through Capital Fund Program years 2020, 2021 and 2022. Such expenses are eligible and allowable under federal guidelines located at 2 CFR 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Recommendation

It is the recommendation of the Executive Director that the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 2 from Hein Construction which reduces the General Requirements Allowance from \$75,000.00 to \$16,560.60.

CHANGE ORDER

Owner x
 Architect x
 Contractor x



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

CHANGE ORDER NO. 2

DATE: March 20, 2024

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

CONTRACT FOR: Total Construction

CONTRACT DATE: 2/15/23

You are hereby directed to make the following changes:

1. Replace concrete damaged during roof replacement at Moon Tower and restore disturbed lawn areas per Request for Change Order No. 004 (dated 2/5/24). ADD \$ 17,280.70
2. Provide six GameTime Duraclad benches at the playgrounds and three garbage receptacles. Install six Ultraclad benches in locations determined by Owner per Proposal Request No. 1 (dated 12/28/23). ADD \$ 13,995.50
3. Modify sidewalks and concrete curbs at playgrounds per Proposal Request No. 1 (dated 12/28/23). ADD \$ 27,163.20
4. Upgrade pavilion lighting at Bluebell Tower and provide new lighting controls per Proposal Request No. 1 (dated 12/28/23). NO COST CHANGE
5. Reduce General Requirements Allowance from \$75,000.00 to \$16,560.60. DEDUCT \$ 58,439.40
6. Items enumerated herein do not require a construction time increase; therefore, there is no change in Date of Substantial Completion. NO COST CHANGE

NET CHANGE \$ 0.00

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

ALLIANCE ARCHITECTURE	HEIN CONSTRUCTION CO., INC.	KNOX COUNTY HOUSING AUTHORITY
Architect	Contractor	Owner
929 Lincolnway East, Suite 200	9130 N. Industrial Road	255 West Tompkins Street
South Bend, IN 46601	Peoria, IL 61615	Galesburg, Illinois 61401

By: 
 Andrew J. Mollison

By: _____
 David C. Marshall

By: _____
 Derek Antoine

Date: March 20, 2024

Date: _____

Date: _____

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

9130 N. INDUSTRIAL ROAD PEORIA, ILLINOIS 61615

OFFICE PHONE (309) 691-4774

FAX (309) 691-4673

Date: 02.05.24

To: Knox County Housing Authority
255 W Tompkins Street
Galesburg, Illinois 61401

Attn: Cheryl Lefler

Project: KCHA 504 Modifications – RFCO 002 – RFP 001 Playground Changes

The following scope of work and cost figures represents our estimate to complete the work on the above referenced project. Proposal reflects all material, labor and equipment required to complete this scope unless specifically noted.

SCOPE OF WORK

ITEMIZED SEPARATELY ON
CHANGE ORDER

Labor	24 HR	Benches	\$2,352.00	
Material			\$13,400.00	
Other	Hein Site		\$35,370.82	
Net Total			\$51,122.82	
OH & P		<u>15.00%</u>	<u>\$7,668.42</u>	
Total Hein Costs				\$58,791.24
Amp Electrical – No Add			\$0.00	
			\$0.00	
			\$0.00	
			\$0.00	
Net Total			\$0.00	
Overhead and Profit		<u>10.00%</u>	<u>\$0.00</u>	
Total Subcontractor Costs				\$0.00
			Total:	\$58,791.24

CLARIFICATIONS/EXCLUSIONS:

All work to be completed during normal working hours unless noted.
Proposal is valid for 30 days.

Should you have any questions, do not hesitate to call.

Respectfully submitted,

J. David Staggs

Estimating/Project Management

HEIN CONSTRUCTION CO., INC.

Email: jstaggs@heinconstruction.com



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

01/03/2024
 Quote #
 168571-01-01

Knox County Housing Authority - Phase 4

Hein Construction
 Attn: David Staggs
 9130 N. Industrial Road
 Peoria, IL 61615
 Phone: 309-691-4774
 jstaggs@heinconstruction.com

Ship to Zip 61401

Quantity	Part #	Description	Unit Price	Amount
6	T108I	GT-Site - 6' DURACLAD BENCH W/BACK THERMOCOAT I Custom - [RB Frame PC: (5) Green] [RB Slat TP: (BL) Blue]	\$852.00	\$5,112.00
3	28026	GT-Site - Receptacle W/Flat Top Inground [Basic: _____] [Coated Site: _____]	\$1,188.00	\$3,564.00
			Sub Total	\$8,676.00
			Freight	\$1,141.63
			Total	\$9,817.63

Comments

- * MATERIALS ONLY: Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.
- * Taxes, if applicable, will be applied at the time of invoice. Please provide a copy of your tax exempt certificate to avoid the addition of taxes.
- * Order is subject to credit approval. A minimum deposit of 50%-100% will be required with order (per credit application results).

ALLIANCE CONFIRMED 28026 IS THE CORRECT MODEL NUMBER FOR FLAT TOP LID. THE CUT SHEET CONTAINED HEREIN SHOWS THE ROUND TOP BUT WAS MARKED UP BY HEIN TO INDICATE FLAT TOP LID INTENDED.



ESTIMATE

9130 N Industrial Road

Peoria, IL 61615

Contact: Ciaron Graham

Phone: (309) 691-4774

Email: ciaron@heinconstruction.com

Quote To: Knox County Housing Authority

Job Name: KCHA PH.4

Phone:

Date of Plans:

Email:

Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	SUMP AREA EXCAVATION	1.03	CY	654.50	674.14
20	2" SUMP LINE	10.00	FT	118.67	1,186.70
30	YARD DRAIN THRU CURB	1.00	EA	783.00	783.00
40	CURB R&R	6.00	LF	145.91	875.46
50	SIDEWALK R&R	17.40	SF	70.47	1,226.18
	WHISPERING HOLLOW				4,745.48
100	SUMP AREA EXCAVATION	0.54	CY	646.89	351.91
110	2" SUMP LINE	20.00	FT	118.67	2,373.40
120	YARD DRAIN THRU CURB	2.00	EA	781.96	1,563.92
130	SIDEWALK REMOVAL	57.50	FT	17.14	985.55
140	4" SIDEWALK	334.00	SF	17.80	5,945.20
150	CURB R&R	15.60	FT	129.09	2,013.80
	WOODLAND BEND				13,233.78
200	SUMP AREA EXCAVATION	0.36	CY	659.05	236.60
210	2" SUMP LINE	32.00	FT	118.67	3,797.44
220	YARD DRAIN	1.00	EA	783.00	783.00
230	SIDEWALK REMOVAL	145.60	SF	17.13	2,494.13
240	4" SIDEWALK	307.80	SF	19.10	5,878.98
250	CURB R&R	44.10	FT	95.27	4,201.41
	CEDAR CREEK				17,391.56
300	"A" 4" SIDEWALK R&R	135.00	SF	17.01	2,296.35
310	"B" 4" SIDEWALK R&R	75.00	SF	17.00	1,275.00
320	"C" 4" SIDEWALK R&R	30.00	SF	16.99	509.70
330	"D" 4" SIDEWALK R&R	100.00	SF	16.99	1,699.00
340	"E" 4" SIDEWALK R&R	150.00	SF	17.00	2,550.00
350	"F" 4" SIDEWALK R&R	125.00	SF	17.01	2,126.25
360	"G" 4" SIDEWALK R&R	125.00	SF	17.01	2,126.25
370	"H" 4" SIDEWALK R&R	55.00	SF	17.01	935.55
380	SEED AND STRAW DAMAGED DURING CONSTRUCTION	1.00	LS	1,508.60	1,508.60
	MOON TOWERS WORK				15,026.70

PROPOSAL REQUEST

AIA Document G709

OWNER (DA,CL)
ARCHITECT (AM,MB,AH)
CONTRACTOR (DM)
FIELD
OTHER

PROJECT:	504 MODIFICATIONS - PHASE 4 Knox County Housing Authority Galesburg, Illinois	PROPOSAL REQUEST NO.:	01
OWNER:	KNOX COUNTY HOUSING AUTHORITY 216 West Simmons Street Galesburg, Illinois 61401	DATE OF ISSUANCE:	12/28/23
TO CONTRACTOR:	HEIN CONSTRUCTION CO., INC. 9130 N Industrial Road Peoria, Illinois 61615	CONTRACT FOR:	General Construction
		CONTRACT DATE:	2/15/23
		ARCHITECT:	ALLIANCE ARCHITECTURE 929 Lincolnway East, Suite 200 South Bend, Indiana 46601

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within **10 calendar days**, or notify the Architect in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:

- Playgrounds:**
 - Revise concrete sidewalks and curbs at Woodland Bend and Cedar Creek Place to resolve conflict with barrier-free approach to the "Custom ADA Accessible Climber."
 - Revise benches to GameTime Duraclad Model #T108I, in-ground, six foot long, in-ground mount, two-tone, green posts and blue seat/back. Install in locations shown on original Construction Drawings.
 - Install Ultrasite #964-V6 Benches in locations determined by Owner.
 - Provide one (1) garbage receptacle at each of the three (3) playgrounds. Garbage receptacles shall be GameTime Streetscape Tuffclad Receptacle, Model #28024, with flat top lid, liner, and in-ground mounting. Locate each as shown on the attached exhibits. Color to be Tuffclad "Brown".
- Blue Bell Tower Pavilion:**
 - Light Fixture "D": Upgrade light fixture to Lithonia 12" round outdoor flush-mount fixture. Model #OLCFM LED. Color: Dark Bronze. Mount top surface flush with bottom chord of truss package. Two (2) fixtures required. Both fixtures controlled by timer switch device. See below.
 - Light Fixture "E": Upgrade light fixture to Lithonia architectural wall sconce with visual comfort optic. Model #WDGE2 LED P3 40k 80CRI VF MVOLT. Color: Dark Bronze. Include integral photocell. Two (2) fixtures required.
 - Timer Switch: Hubbell Count Down Timer Wall Switch. Catalog #DT5060W or equal. Five-button preset with maximum 60-minute timer. Mount inside weatherproof flip cover housing (Taymac Catalog #MM110C or equal). Mount switch 42" above concrete slab.
- A request for Time Extension has been received from the Contractor to establish a new completion date of April 30, 2024.

Attachment(s):

ASI No. 1 Drawing Exhibits (dated 12/28/23)	Lithonia Architectural Wall Sconce Product Information
GameTime Duraclad Bench Product Information	Hubbell Count Down Timer Wall Switch Product Information
GameTime Streetscape Tuffclad Trash Receptacle Product Information	TayMac Weatherproof Outlet Cover Product Information
Lithonia Outdoor General Lighting (Flush Mount) Product Information	Request for Time Extension

REQUESTED BY: **ALLIANCE ARCHITECTURE**



Andrew J. Mollison



ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
GRAND TOTAL					\$50,397.52

NOTES:

Excludes:

- Permits & Fees
- Survey or Layout
- Private Locates
- Winter Conditions

NEW TRASH RECEPTACLE.
SEE PROPOSAL REQUEST.
CONFIRM TRASH IS
OUTSIDE OF FALL ZONE.

FILL WITH GREEN
SURFACING

NEW CONCRETE
CURB (TYPICAL)

POURED IN PLACE
RUBBER
SURFACING. 2
COLORS REQUIRED.

NEW SWINGS. SEE
SPECIFICATIONS.

"MERRY GO ALL" SEE
SPECIFICATIONS.

RESTORE
LAWN.

CUSTOM ADA
ACCESSIBLE CLIMBER.
SEE SPECIFICATIONS

FILL WITH GREEN
SURFACING

NEW BENCH. 2 REQUIRED. SEE
PROPOSAL REQUEST. CONFIRM
BENCHES ARE OUTSIDE OF FALL ZONE.

NEW CONCRETE
SIDEWALK. 4'-0"
WIDE BY 80'-0"
LONG.

FILL WITH GREEN
SURFACING

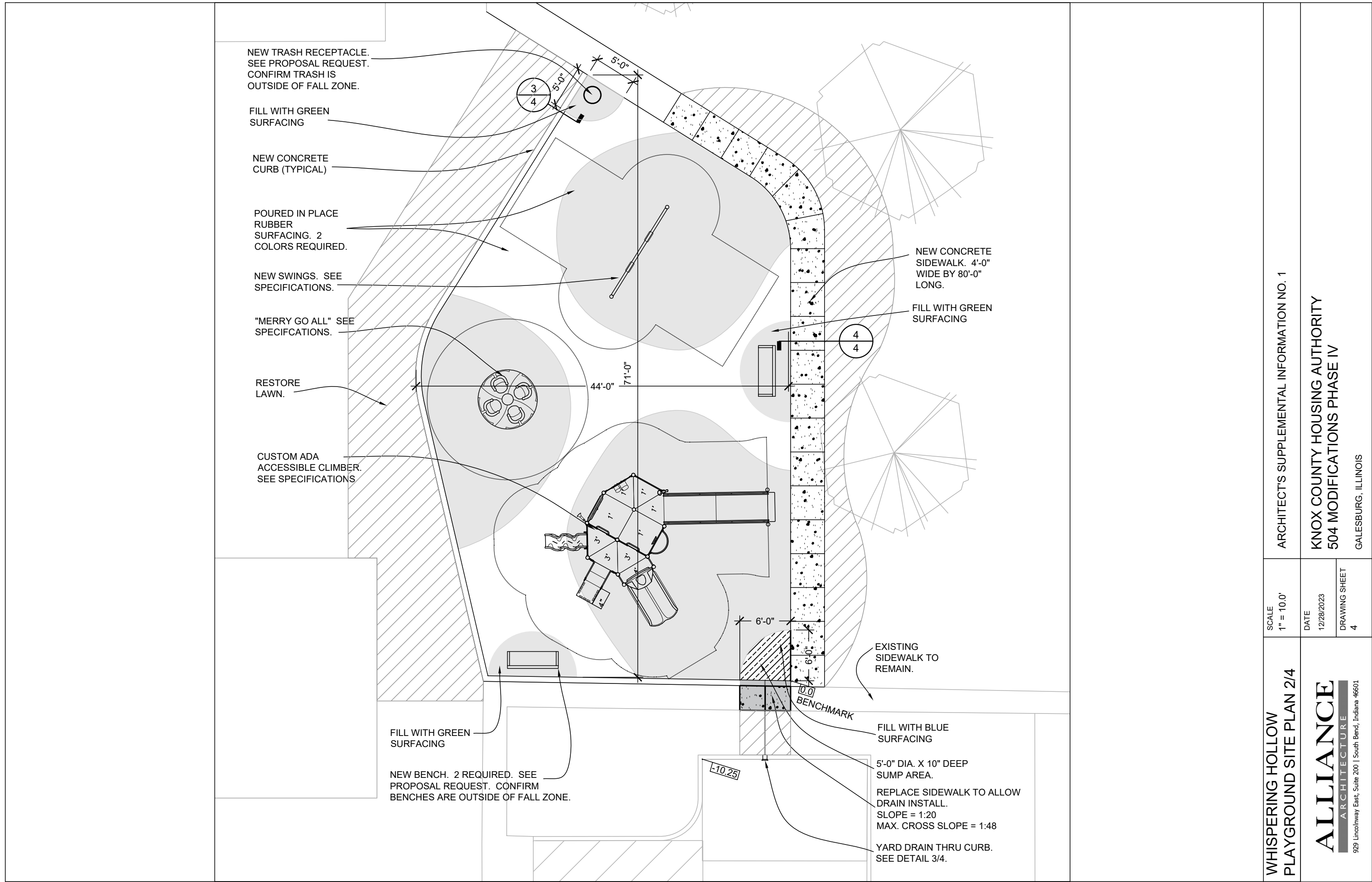
EXISTING
SIDEWALK TO
REMAIN.

FILL WITH BLUE
SURFACING

5'-0" DIA. X 10" DEEP
SUMP AREA.

REPLACE SIDEWALK TO ALLOW
DRAIN INSTALL.
SLOPE = 1:20
MAX. CROSS SLOPE = 1:48

YARD DRAIN THRU CURB.
SEE DETAIL 3/4.



ARCHITECT'S SUPPLEMENTAL INFORMATION NO. 1

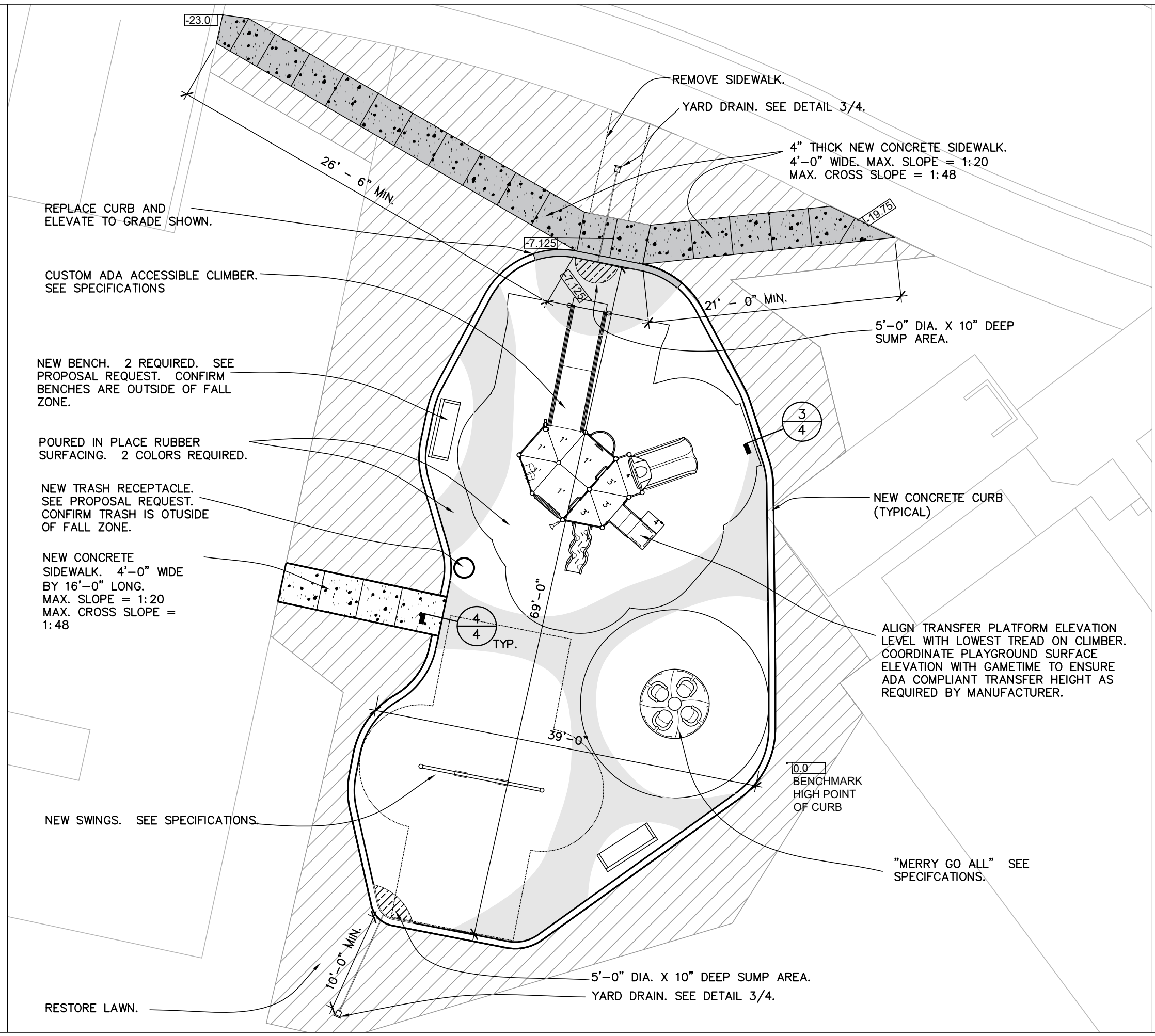
KNOX COUNTY HOUSING AUTHORITY
504 MODIFICATIONS PHASE IV
GALESBURG, ILLINOIS

SCALE
1" = 10.0'

DATE
12/28/2023
DRAWING SHEET
4

WHISPERING HOLLOW
PLAYGROUND SITE PLAN 2/4

ALLIANCE
ARCHITECTURE
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-23.0

REMOVE SIDEWALK.

YARD DRAIN. SEE DETAIL 3/4.

4" THICK NEW CONCRETE SIDEWALK.
4'-0" WIDE. MAX. SLOPE = 1:20
MAX. CROSS SLOPE = 1:48

REPLACE CURB AND
ELEVATE TO GRADE SHOWN.

CUSTOM ADA ACCESSIBLE CLIMBER.
SEE SPECIFICATIONS

NEW BENCH. 2 REQUIRED. SEE
PROPOSAL REQUEST. CONFIRM
BENCHES ARE OUTSIDE OF FALL
ZONE.

POURED IN PLACE RUBBER
SURFACING. 2 COLORS REQUIRED.

NEW TRASH RECEPTACLE.
SEE PROPOSAL REQUEST.
CONFIRM TRASH IS OUTSIDE
OF FALL ZONE.

NEW CONCRETE
SIDEWALK. 4'-0" WIDE
BY 16'-0" LONG.
MAX. SLOPE = 1:20
MAX. CROSS SLOPE =
1:48

5'-0" DIA. X 10" DEEP
SUMP AREA.

NEW CONCRETE CURB
(TYPICAL)

ALIGN TRANSFER PLATFORM ELEVATION
LEVEL WITH LOWEST TREAD ON CLIMBER.
COORDINATE PLAYGROUND SURFACE
ELEVATION WITH GAMETIME TO ENSURE
ADA COMPLIANT TRANSFER HEIGHT AS
REQUIRED BY MANUFACTURER.

NEW SWINGS. SEE SPECIFICATIONS.

10.0
BENCHMARK
HIGH POINT
OF CURB

"MERRY GO ALL" SEE
SPECIFICATIONS.

RESTORE LAWN.

5'-0" DIA. X 10" DEEP SUMP AREA.
YARD DRAIN. SEE DETAIL 3/4.

ARCHITECT'S SUPPLEMENTAL INFORMATION NO. 1

KNOX COUNTY HOUSING AUTHORITY
504 MODIFICATIONS PHASE IV

GALESBURG, ILLINOIS

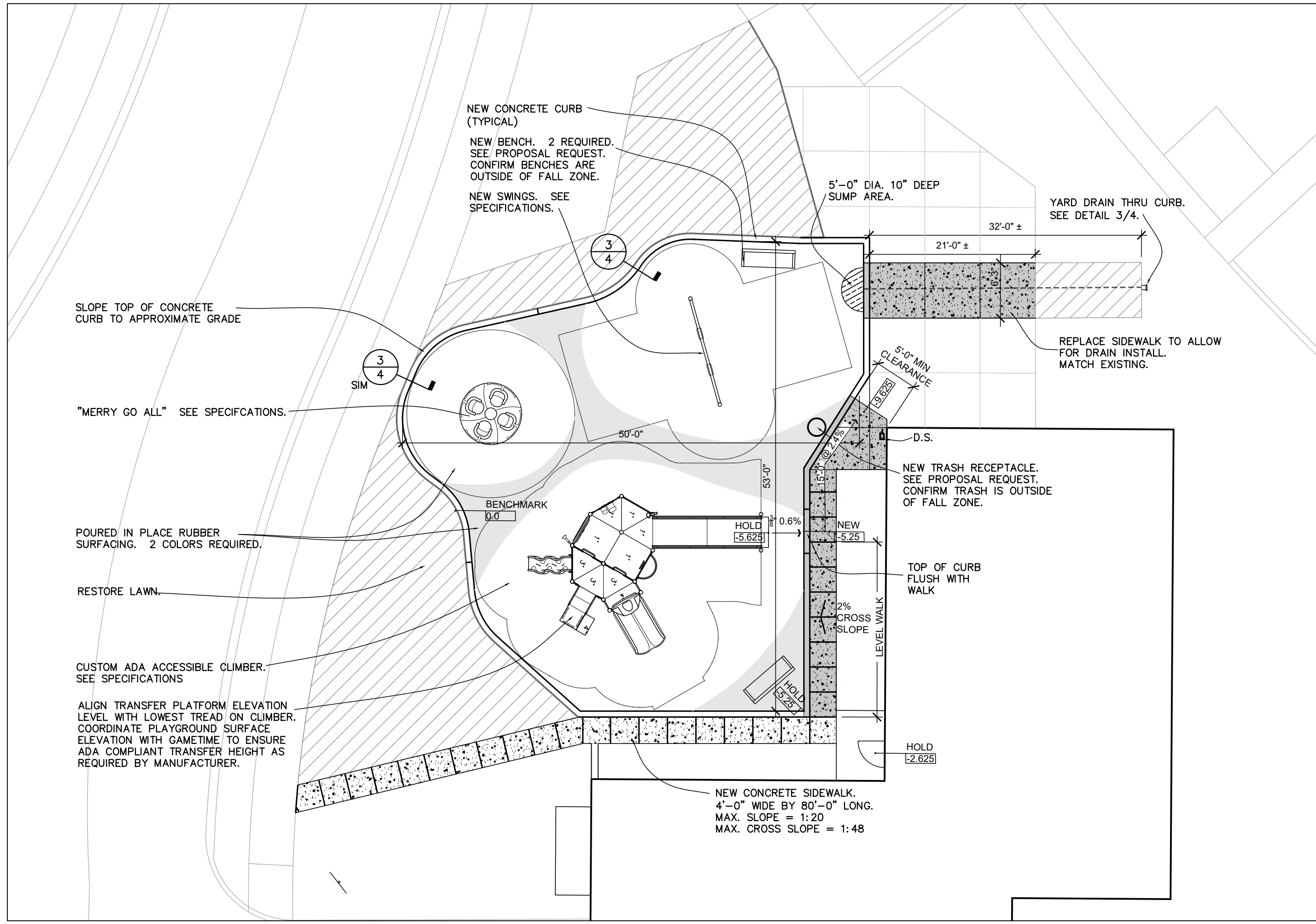
SCALE
1" = 10.0'

DATE
12/28/2023

DRAWING SHEET
2

WOODLAND BEND
PLAYGROUND SITE PLAN 1/2

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NEW CONCRETE CURB (TYPICAL)

NEW BENCH. 2 REQUIRED. SEE PROPOSAL REQUEST. CONFIRM BENCHES ARE OUTSIDE OF FALL ZONE.

NEW SWINGS. SEE SPECIFICATIONS.

5'-0" DIA. 10" DEEP SUMP AREA.

YARD DRAIN THRU CURB. SEE DETAIL 3/4.

32'-0" ±

21'-0" ±

6'-3"

REPLACE SIDEWALK TO ALLOW FOR DRAIN INSTALL. MATCH EXISTING.

5'-0" MIN CLEARANCE

D.S.

NEW TRASH RECEPTACLE. SEE PROPOSAL REQUEST. CONFIRM TRASH IS OUTSIDE OF FALL ZONE.

TOP OF CURB FLUSH WITH WALK

2% CROSS SLOPE

LEVEL WALK

HOLD [-2.625]

NEW CONCRETE SIDEWALK. 4'-0" WIDE BY 80'-0" LONG. MAX. SLOPE = 1:20 MAX. CROSS SLOPE = 1:48

HOLD [-5.25]

0.6%

NEW [-5.25]

HOLD [-5.625]

53'-0"

50'-0"

BENCHMARK 0.0

"MERRY GO ALL" SEE SPECIFICATIONS.

SIM

3/4

3/4

SLOPE TOP OF CONCRETE CURB TO APPROXIMATE GRADE

POURED IN PLACE RUBBER SURFACING. 2 COLORS REQUIRED.

RESTORE LAWN.

CUSTOM ADA ACCESSIBLE CLIMBER. SEE SPECIFICATIONS

ALIGN TRANSFER PLATFORM ELEVATION LEVEL WITH LOWEST TREAD ON CLIMBER. COORDINATE PLAYGROUND SURFACE ELEVATION WITH GAMETIME TO ENSURE ADA COMPLIANT TRANSFER HEIGHT AS REQUIRED BY MANUFACTURER.

ARCHITECT'S SUPPLEMENTAL INFORMATION NO. 1

KNOX COUNTY HOUSING AUTHORITY
504 MODIFICATIONS PHASE IV
GALESBURG, ILLINOIS

SCALE
1" = 10'0"

DATE
12/28/2023

DRAWING SHEET
3

CEDAR CREEK PLACE WEST
PLAYGROUND SITE PLAN 2/3

ALLIANCE
ARCHITECTURE
929 Lincolnway East, Suite 200 | South Bend, Indiana 46601



Outdoor Classrooms

Combine GameTime benches, tables, shades, hand sanitizer stations, and more to create outdoor classrooms.



Heavy Duty and Built to Last

Coordinating colors to compliment playground decks.



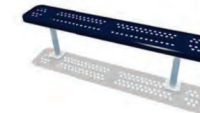
Tuffclad® Series Bench
 #26008 6' (1.8m) Portable \$1,030
 #26009 6' (1.8m) In-ground (shown) \$978
 10" (25cm) deep seat and backrest, 6' and 8' lengths available portable, in-ground or surface mounted.



Tuffclad® Series Seat
 #26002 6' (1.8m) Portable (shown) \$562
 Seats and benches include heavy-duty 2-3/8" galvanized tube frames with 1-1/16" stretcher pipes and 1/8" thick steel attachment straps, 6' and 8' lengths available portable, in-ground or surface mounted.



6' Duraclad® Bench w/Back
 #1108S Surface Mount \$829
 #1108I In-ground (shown) \$829
 #1108P Portable \$829



6' Duraclad® Seat
 #1109S Surface Mount (shown) \$502
 #1109I In-ground \$502
 #1109P Portable \$502

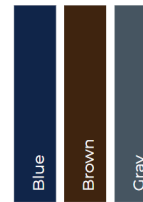
Low Maintenance

Our Duraclad® benches resist dents, dings, and cracks.



Tuffclad® Colors

Our Tuffclad products use a durable, low-maintenance coating that matches the finishes of our playground equipment.



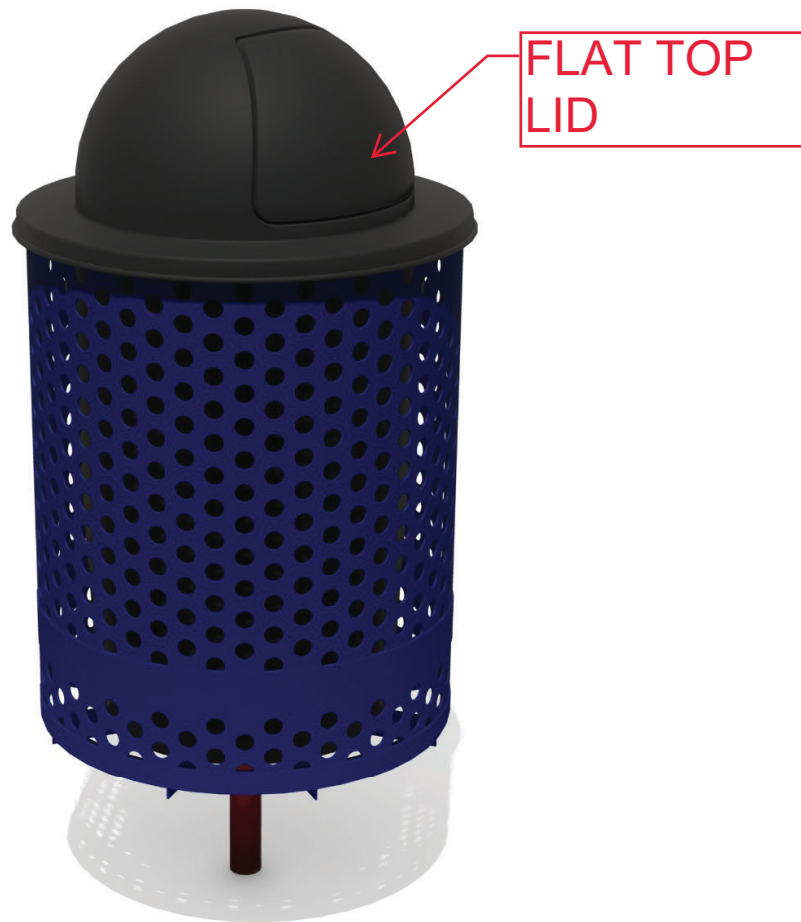
Duraclad® Colors

Our Duraclad products are available in multiple color options to complement your other outdoor site amenities.



GREEN FRAMES

BLUE FOR SEAT AND BACKS



Tuffclad Series Litter Receptacle

GameTime's Tuffclad Litter Receptacles blend durability with attractive design to create visually appealing site solutions that are built to last. The 32 gallon refuse container is enclosed in a durable, plastisol-coated punched steel receptacle that offers a variety of color options to match your recreation space or playground. The 16 gauge steel lid is available as a dome cover with a sleek black finish. Lids only available in black. Receptacle is available for in-ground mounting.

FEATURES AND BENEFITS:

- ✔ Plastisol coated punched steel receptacle
- ✔ 32 gallon, plastic refuse container
- ✔ 16 gauge galvanized steel lid
- ✔ Powder coat lid finish
- ✔ High quality, durable hardware
- ~~○ Available with dome lid~~
- ✔ Available for in-ground mounting

FLAT TOP LID

SPECIFICATIONS

Model 28024

Number:

GameTime offers a limited lifetime warranty on uprights, hardware, and connections. Visit gametime.com/warranty for full warranty information.

Catalog Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White acrylic diffuser provides a soft white light at 4000K CCT

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard input = 16.6 watts

Operating temperature -40°C to 40°C.

Amps @ 120V = .131.

Surge protection = 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for ceiling or wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



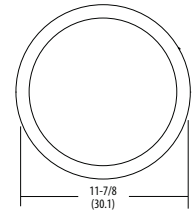
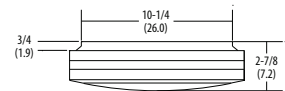
Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT



All dimensions are inches (centimeters) unless otherwise indicated.



ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: OLCFM 15 DDB

Series	Light Engine	Color Temperature (CCT) ¹	Voltage	Finish
OLCFM	15	(blank) 4000K	(blank) 120V	DDB Dark bronze

Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.



WEDGE2 LED

Architectural Wall Sconce

Visual Comfort Optic



Catalog Number

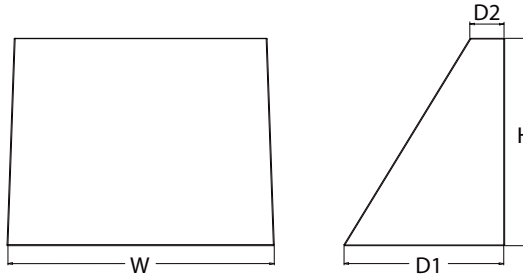
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



Introduction

The WEDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance.

WEDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WEDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WEDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE2 LED	P1 ¹	P1SW	27K 2700K	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ²
	P2 ¹	P2SW	30K 3000K			
	P3 ¹	P3SW	35K 3500K	VW Visual comfort wide		
	P4 ¹	Door with small window (SW) is required to accommodate sensors. See page 2 for more details.			40K 4000K	
	P5 ¹				50K ² 5000K	
						Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min) E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE⁴ Photocell, Button Type DS⁵ Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details) DMG⁶ 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. BAA Buy America(n) Act Compliant	Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW) PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. Networked Sensors/Controls (only available with P1SW, P2SW & P3SW) NLTAIR2 PIR nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. NLTAIR2 PIRH nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone



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WEDGE2 LED
 Rev. 11/21/22

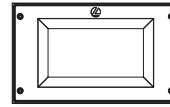
Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2P8BW DDBXD U	WDGE2 surface-mounted back box (specify finish)

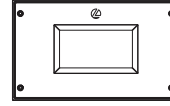
NOTES

- 1 P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
- 2 50K not available in 90CRI
- 3 347V and 480V not available with E4WH, E10WH, E20WC or DS.
- 4 PE not available in 480V or with sensors/controls
- 5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.
- 6 DMG option not available with sensors/controls
- 7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls



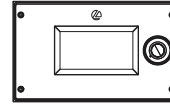
Default configuration with no sensors/controls.

Power Packages: P1, P2, P3, P4, P5



Small Window (SW) configuration

Power Packages: P1SW, P2SW, P3SW



Configuration with sensors/controls

Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



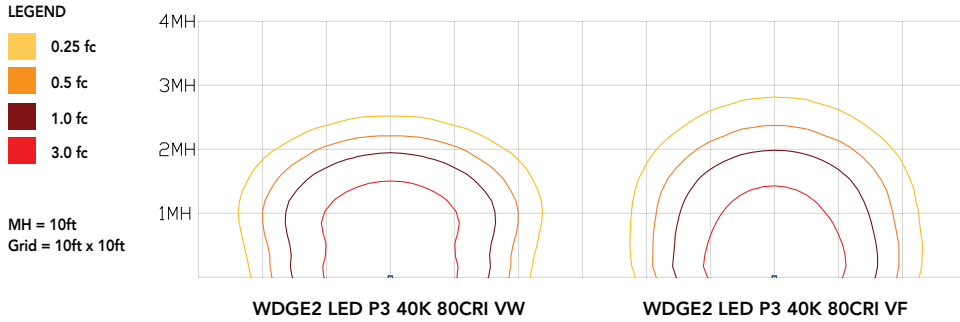
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WDGE2 LED
Rev. 11/21/22

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



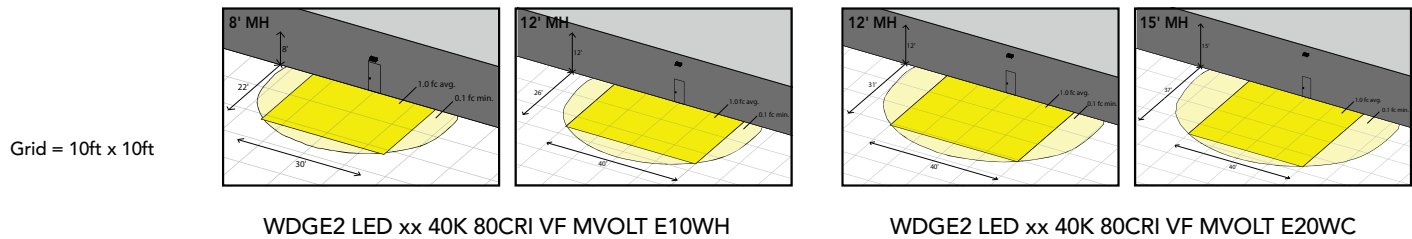
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

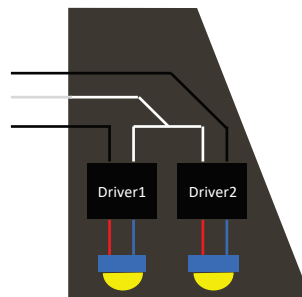
The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Motion/Ambient Sensor (PIR_, PIRH_)

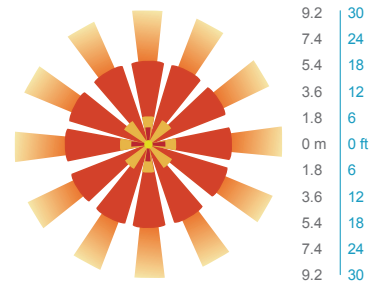
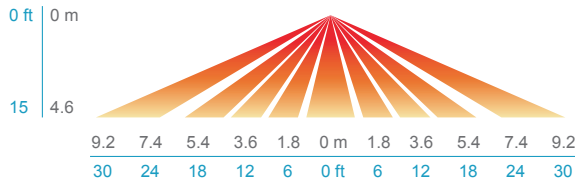
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

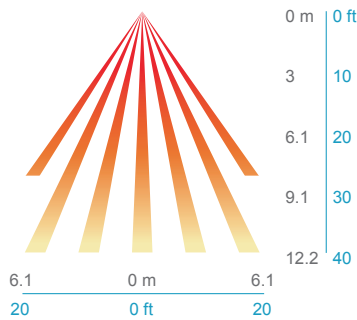
PIR

HIGH VIEW

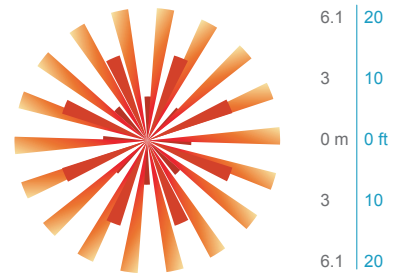


PIRH

SIDE VIEW



TOP VIEW



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec



**NLTAIR2 PIR – nLight AIR
Motion/Ambient Sensor**

D = 7"
H = 11"
W = 11.5"



**PBBW – Surface-Mounted Back Box
Use when there is no junction box available.**

D = 1.75"
H = 9"
W = 11.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

H-MOSS® Controls Count Down Timer Wall Switch Timers

HUBBELL

Features

- 60 minute timer
- Pre-set 5 button selection with permanent time markings
- Manual override to OFF
- Alert to OFF function - red LED will flash during the final 30 seconds
- Designed for use on 120 or 277V AC circuits

Ordering Information

Description	UPC Number	Catalog Number
Count down timer wall switch; settings: OFF, 15, 30, 45, 60 minutes	783585256443	DT5060W

Listings

cULus listed to UL60730-1 and UL60730-2
Meets ASHRAE 90.1, and CEC Title 24 compliant

Specifications

Housing	Polycarbonate
Mounting Bracket	Aluminum
Wire Leads	6" 14AWG copper wire
Mounting Strap	Steel

Performance

Controls

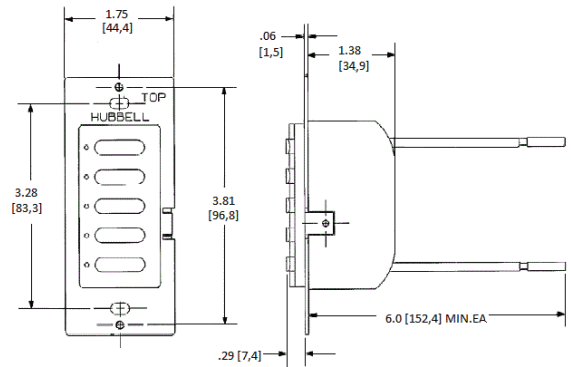
5 button selection	Preset time selection
LED Indicators	Illuminates once time is selected
OFF Switch	Manual override to OFF

Electrical

Load Capacity	120V AC - 8.3A, Resistive or Inductive (1000W Incandescent), 1/6 hp. 277V AC - 5.1A, Inductive (1400W Fluorescent)
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Environmental

Operating Temperature	32°F to 122°F (0°C to 50°C) with rate of change not exceeding 20°F(11°C) per hour
Storage	-40°F to 150°F (-40°C to 65°C); 20% to 90% non condensing relative humidity



Complementary Products

Nylon Wallplate	NP26W
SS Wallplate	SS26
Snap-On Wallplate	RCW1W

Online Resources

Customer Use Drawing
eCatalog
Installation Instructions

Dimensions in Inches (mm)

Hubbell Wiring Device-Kellems • Hubbell Incorporated (Delaware) • 40 Waterview Drive • Shelton, CT 06484

Phone (800) 288-6000 • Fax (800) 255-1031 • Specifications subject to change without notice.





1-Gang Weatherproof Flip Cover, Horizontal/Vertical, Flat, 16-in-1, Clear

By TayMac
Catalog # MM110C

1-Gang Weatherproof Flip Cover, Horizontal/Vertical, Flat, 16-in-1, Clear



Features

- High-impact polycarbonate construction provides maximum durability
- Quick-Fit keyhole mounting system allows installation in under a minute
- Universal Fit Adapter System Technology (U-Fast) for 16-in-1 custom device configurations, comes pre-configured for GFCI
- Lockable tab (1/8 in. shackle)
- Includes attached gasket and mounting hardware
- Horizontal or vertical device mount

General

Color	<ul style="list-style-type: none">• Clear• Clair
Construction	Non métallique
Cover Type	Flip/Snap
Material	Polycarbonate
Mounting Method	Multi-directional
Number of Gang(s)	1-groupe
Type	<ul style="list-style-type: none">• Cover• Couverture
UPC	092326100595

Dimensions

Actual Depth	1.55 in
Cubic Capacity	13.3588125 cu.in
Depth	0.625 in
Height	5.61 in
Weight	0.305 lb
Width	3.81 in

Certifications and Compliance

Certified Listed	UL Listed
NEC	Compliant
Nema Rating	NEMA 3R

Logistics

Carton Quantity	10
Packaging Type	Shrink
Pallet Quantity	1890
Standard Package	10

Product Assets

[Brochures - Non-metallic Weatherproof Boxes, Covers & Lighting](#)
[Catalogs - RACO / TayMac / Bell Full Catalog](#)
[Customer Notices - Prop 65 - Cancer & Reproductive Harm Notice](#)
[Sales Drawings - MM110](#)
[SDS - HCC_SDS](#)
[Terms and Conditions - HCC Terms & Conditions](#)



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TAYM-MM110C-SPEC-EN | REV 6/2023

HEIN CONSTRUCTION CO., INC.

www.heinconstruction.com

9130 N. INDUSTRIAL ROAD PEORIA, ILLINOIS 61615

OFFICE PHONE (309) 691-4774

FAX (309) 691-4673

Date: 02.05.24

To: Knox County Housing Authority
255 W Tompkins Street
Galesburg, Illinois 61401

Attn: Cheryl Lefler

Project: KCHA 504 Modifications – RFCO 004 – Concrete Replacement

The following scope of work and cost figures represents our estimate to complete the work on the above referenced project. Proposal reflects all material, labor and equipment required to complete this scope unless specifically noted.

SCOPE OF WORK

Labor	HR		\$0.00
Material			\$0.00
Other	Hein Site		\$15,026.70
Net Total			\$15,026.70
OH & P	15.00%		\$2,254.00
Total Hein Costs			\$17,280.70
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Net Total			\$0.00
Overhead and Profit	10.00%		\$0.00
Total Subcontractor Costs			\$0.00
		Total:	\$17,280.70

CLARIFICATIONS/EXCLUSIONS:

All work to be completed during normal working hours unless noted.
Proposal is valid for 30 days.

Should you have any questions, do not hesitate to call.

Respectfully submitted,

J. David Staggs

Estimating/Project Management

HEIN CONSTRUCTION CO., INC.

Email: jstaggs@heinconstruction.com



ESTIMATE

9130 N Industrial Road

Peoria, IL 61615

Contact: Ciaron Graham

Phone: (309) 691-4774

Email: ciaron@heinconstruction.com

Quote To: Knox County Housing Authority

Job Name: KCHA PH.4

Phone:

Date of Plans:

Email:

Addendum:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	SUMP AREA EXCAVATION	1.03	CY	654.50	674.14
20	2" SUMP LINE	10.00	FT	118.67	1,186.70
30	YARD DRAIN THRU CURB	1.00	EA	783.00	783.00
40	CURB R&R	6.00	LF	145.91	875.46
50	SIDEWALK R&R	17.40	SF	70.47	1,226.18
	WHISPERING HOLLOW				4,745.48
100	SUMP AREA EXCAVATION	0.54	CY	646.89	351.91
110	2" SUMP LINE	20.00	FT	118.67	2,373.40
120	YARD DRAIN THRU CURB	2.00	EA	781.96	1,563.92
130	SIDEWALK REMOVAL	57.50	FT	17.14	985.55
140	4" SIDEWALK	334.00	SF	17.80	5,945.20
150	CURB R&R	15.60	FT	129.09	2,013.80
	WOODLAND BEND				13,233.78
200	SUMP AREA EXCAVATION	0.36	CY	659.05	236.60
210	2" SUMP LINE	32.00	FT	118.67	3,797.44
220	YARD DRAIN	1.00	EA	783.00	783.00
230	SIDEWALK REMOVAL	145.60	SF	17.13	2,494.13
240	4" SIDEWALK	307.80	SF	19.10	5,878.98
250	CURB R&R	44.10	FT	95.27	4,201.41
	CEDAR CREEK				17,391.56
300	"A" 4" SIDEWALK R&R	135.00	SF	17.01	2,296.35
310	"B" 4" SIDEWALK R&R	75.00	SF	17.00	1,275.00
320	"C" 4" SIDEWALK R&R	30.00	SF	16.99	509.70
330	"D" 4" SIDEWALK R&R	100.00	SF	16.99	1,699.00
340	"E" 4" SIDEWALK R&R	150.00	SF	17.00	2,550.00
350	"F" 4" SIDEWALK R&R	125.00	SF	17.01	2,126.25
360	"G" 4" SIDEWALK R&R	125.00	SF	17.01	2,126.25
370	"H" 4" SIDEWALK R&R	55.00	SF	17.01	935.55
380	SEED AND STRAW DAMAGED DURING CONSTRUCTION	1.00	LS	1,508.60	1,508.60
	MOON TOWERS WORK				15,026.70

RESOLUTION 2024-02

03/26/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2025

Article I. Background

The Department of Housing and Urban Development (HUD) requires public housing authorities (PHA) to submit an annual budget prior to the start of the agency's fiscal year. The Knox County Housing Authority's Annual Comprehensive Budget continues to reflect the mission and goals of the agency through responsible stewardship of federal funding. The budget is the recommended financial plan for an agency's fiscal year.

The Knox County Housing Authority realistically anticipates the following revenue/expense for fiscal year ending March 31, 2024:

REVENUE

TOTAL REVENUE (PH)	\$	(2,943,720.00)
TOTAL REVENUE (COCC)	\$	(1,981,085.00)
TOTAL REVENUE (HCVP)	\$	(1,284,005.00)
TOTAL REVENUE (AHP)	\$	(955,487.00)

TOTAL ANTICIPATED REVENUE (KCHA)	\$	(7,164,297.00)
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EXPENSE

TOTAL ANTICIPATED ADMINISTRATIVE EXPENSE	\$	2,484,673.00
TOTAL ANTICIPATED TENANT/PARTICIPANT SERVICES EXPENSE	\$	11,600.00
TOTAL ANTICIPATED HAP EXPENSE	\$	1,049,885.00
TOTAL ANTICIPATED MAINTENANCE EXPENSE	\$	2,614,205.00
TOTAL ANTICIPATED UTILITIES EXPENSE	\$	332,420.00
TOTAL ANTICIPATED PROTECTIVE SERVICES EXPENSE	\$	201,187.00
TOTAL ANTICIPATED INSURANCE EXPENSE	\$	265,372.00
TOTAL ANTICIPATED GENERAL EXPENSE	\$	144,618.00
TOTAL INTEREST & AMORTIZATION	\$	35,280.00

TOTAL ANTICIPATED EXPENSE (KCHA)	\$	7,139,240.00
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TOTAL ANTICIPATED TRANSFERS	\$	-
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TOTAL ANTICIPATED (REVENUE)/EXPENSE - KCHA	\$	(25,057.00)
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These figures were calculated using a historical three-year average, forecasting current spending levels over a twelve-month period, and factoring for year-over-year increases. A breakdown by program is included with this resolution.

Further highlights and assumptions of the budget submission include:

- KCHA's FYE 2025 Annual Comprehensive Budget has been compiled and presented in accordance with the requirements of HUD's asset management budgeting model.
- Overall, KCHA anticipates an operating surplus of \$25,057.
- Dwelling rental income is calculated based on historical occupancy rates at each site.
- Subsidy eligibility is based on a 95% proration of eligibility for the public housing operating fund, which is believed to be an appropriate estimate as stated in HUD's Explanation of CY 2023 Obligations for January and February.
- The Housing Choice Voucher Program funding is expected to be prorated at 99.5% of eligibility for housing assistance payments, and 90.0% for administrative fees. It is anticipated the agency will utilize funds from the HUD-held reserve account to supplement housing assistance payments in 2024/2025.
- Family is projected to operate under a surplus budget, while Moon Towers and Bluebell Tower are operating at a deficit budget, with shortfall supplemented by reserves. Several non-routine maintenance and facilities upgrades are planned.
- All three public housing AMPs will receive an operational transfer from the CY 2024 Capital Fund, totaling \$350,000.
- AHP (Brentwood Manor and Prairieland Townhouse Apartments) shall operate at a break-even budget for FYE 2025. Rental increases at the properties drive higher income, while rehabilitation and reserve expense even out the anticipated surplus.
- Housing Choice Voucher program operating shortfall will be supplemented from HCV HUD Held Reserves and unrestricted net assets.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners resolve to approve the agency operating budget for fiscal year-ending 03/31/2025.



RESOLUTION 2024-02

03/26/2024

Board of Commissioners

Derek Antoine, Executive Director

Approval of the Knox County Housing Authority Annual Operating Budget FYE 03/31/2025

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Operational Budget for FYE 03/31/2025 is hereby approved and adopted.
3. The Operational Budget for FYE 03/31/2025 is in compliance with the requirements set forth in HUD guidance, the Code of Federal Regulations, and generally accepted accounting principles set forth by the Governmental Accounting Standards Board.
4. This Resolution shall be carried out in accordance with federal regulations and be effective as of 04/01/2024.

RESOLVED: March 26, 2024

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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RESOLUTION 2024-03

03/22/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2025

Article I. Background

Small purchase procedures are a simplified method for acquiring supplies, materials, and services (including professional and construction) that do not exceed the PHA's small purchase threshold. These procedures are the simplest method of procurement and will be used for the vast majority of a PHA's purchases. The Knox County Housing Authority's small purchase threshold, as established by the State of Illinois (30 ILCS 500/20-20), has been set at the following limit:

- Construction \$100,000.00

Public Housing Authorities (PHAs) are governed by the Code of Federal Regulations, which sets forth the guidelines, policies, and procedures by which a PHA is required to follow in the administration federal assistance funding. The HUD Procurement Handbook 7460.8 REV 2 requires public housing agencies to develop procurement policies and agency specific operational procedures to ensure internal control.

2 CFR §200.319(a) states "All procurement transactions will be conducted in a manner providing full and open competition consistent with the standards of this section (Subpart D – Post Federal Award Requirements." 2 CFR §200.319(a)(1-7) clarifies actions or situations that are deemed restrictive on open competition, and thus prohibited from any procurement action. These situations include placing unreasonable requirements on firms, requiring unnecessary and excessive bonding, noncompetitive pricing practices between firms, organizational conflicts of interest, specifying "brand name" product without allowing equivalent products to be offered, or any other arbitrary action in a procurement process. Further, 2 CFR §200.319(b) goes on to list the use of "in-State" or geographical preferences in the evaluation of bids and proposals. 2 CFR §200.319(c) requires PHAs to maintain written selection procedures for each procurement transaction, ensuring all solicitations include a clear and accurate description of the requirements for the product or services to be procured, clearly identify requirements which bidders must fulfill, and specify all factors to be used in evaluating bids or proposals.

2 CFR §200.323(a) establishes requirements to conduct cost or price analysis for each procurement action. Simply stated, price analysis must consist of a comparison of quotations to each other and to other sources of pricing information (e.g., past prices paid, catalog prices, etc.). Before making an award, PHAs must determine that the proposed price is fair and reasonable. Finally, 2 CFR §200.318(i) stipulates PHAs must maintain records sufficient to detail the history of procurement, including but not limited to the following: rationale for the procurement method, selection or rejection methodology, and the basis for contract price.

2 CFR §200.318(c) requires that agencies maintain a written code of standards governing the performance of their employees engaged in the award and administration of contracts. Members of the



Board of Commissioners, PHA employees, and any others serving in an official position or acting as an agent of the PHA (hereafter referred to as employees, officers, or agents) must discharge their duties impartially to ensure fair competitive access to procurement opportunities by responsible contractors. Moreover, employees, officers, and agents should conduct themselves in such a manner as to foster the public's confidence in the integrity of the PHA procurement organization and process. Any attempt to realize personal gain through PHA employment or to serve as an officer or agent of the PHA through actions inconsistent with the proper discharge of duties is a breach of public trust.

Effective with the FYE 2013 procurement actions, a renewal clause was added to each procurement action on this list. Basically stated, as long as contractual obligations were satisfactorily met and cost was only modified through a reasonable method (cost of inflation increase, material price increase, etc.), contracts would be renewed on an annual basis for two additional one-year terms.

Article II. Recommendation

It is the recommendation of the Executive Director the Board of Commissioners adopt the Small Purchase Procurement – Supply/Service Vendor List, effective for the fiscal year commencing 04/01/2024 and ending 03/31/2025.

RESOLUTION 2024-03

03/22/2024

Board of Commissioners

Derek Antoine, Executive Director

Adoption of Small Purchase Procurement – Supply/Service Vendor List FYE 03/31/2025

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Small Purchase Procurement – Supply/Service Vendor List for fiscal year-ending 03/31/2025 is hereby approved and adopted.
3. The solicitation and selection process used in procuring said goods and services is compliant with state and federal requirements.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective as of 04/01/2024.

RESOLVED: March 26, 2024

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

KCHA Vendor List FYE 03/31/2025

Category	FYE 2024	FYE 2025	Contract Year
Service/Maintenance			
On-Call Plumbing Services	AMP Mechanical Services	AMP Mechanical Services	1st
On-Call HVAC Services	AMP Mechanical Services	AMP Mechanical Services	1st
On-Call Sewer & Drain Services	Mechanical Service Inc.	AMP Mechanical Services	1st
On-Call Electrical Services	AMP Mechanical Services	AMP Mechanical Services	1st
Asbestos Abatement	Iowa Illinois Taylor Insulation		1st
Fire Protection	Getz Fire Equipment		1st
		ABC Fire Extinguisher	1st
Trash Removal	Waste Management	Waste Management	1st
Pest Control	American Pest Control	American Pest Control	3rd
Lawn Service	Liqui-Green Lawn Care	Liqui-Green Lawn Care	1st
Flooring Installation	Union Flooring Services	Union Flooring Services	2nd
On-Call Carpet Replacement	Union Flooring Services		1st
Parts/Supplies			
Appliances	GE Appliances	GE Appliances	1st
Appliance Parts	PDQ	PDQ	1st
	Partscription	PartScription	1st
	Dey Distributing		
General Maint. Supplies/ Paint/Hardware	HD Supply Sherwin Williams	HD Supply Sherwin-Williams	U.S. Communities State of IL Joint Purchasing
Janitorial Supplies			
Janitorial Supplies	Office Specialists, Inc.	Office Specialists, Inc.	2nd
	Wilson Paper Company	Wilson Paper Company	2nd
	Greenwood Cleaning Systems		
Administrative			
IT Service	Office Specialists, Inc.	Office Specialists, Inc.	1st
Office Supplies	Staples Advantage	Staples Advantage	
Security Camera Service	Thompson Electronics	Thompson Electronics	3rd
Shredding Services	AAA Certified Confidential	AAA Certified Confidential	3rd
Printing Services	Allegra	Allegra	2nd

RESOLUTION 2024-04

3/26/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2024.

Article I. Background

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

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

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

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

Article II. Recommendation

It is the recommendation of the Executive Director that the Board resolve the presented debts in the amount of \$8,374.25 effective for the period ending March 31, 2024.

RESOLUTION 2024-04

3/26/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2024.

3rd Quarter Charge-offs – FYE 2024

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 040-14		\$576.00
MT 003-10		\$155.50
MT 179-16		\$20.50
MT 013-8		\$726.00
		\$1,478.00

Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 319-26		\$330.00
FAM 352-16		\$2,827.75
FAM 317-23		\$1,906.00
FAM 346-24		\$449.50
		\$5,513.25

BB		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB 440-14		\$419.00
		\$419.00

Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW F10-5	Split	\$653.00
BW B4-4		\$150.00
PL 9-8		\$8.00
PL 17-7	Split	\$153.00
		\$964.00
		\$8,374.25



RESOLUTION 2024-04

3/26/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending March 31, 2024.

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority hereby approves the charge-off of uncollectible debt in the amount of \$8,374.25 for the period ending March 31, 2024.
3. The Executive Director or designate is hereby authorized to charge off uncollectible debt on behalf of the Knox County Housing Authority as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of March 31, 2024.

RESOLVED: March 26, 2024

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)



EXECUTIVE DIRECTOR REPORT

FEBRUARY 2024

REGULAR MEETING
KCHA BOARD OF COMMISSIONERS
Tuesday, March 26, 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	0.0	\$ -	\$ -	\$ 833.33	0.00%	\$ (833.33)
Mar-24			\$ -	\$ -		0.00%	
FYE 2024	2	24.0	\$ 1,643.40	\$ 68.48	\$ 9,166.67	17.93%	\$ (7,523.27)

EXECUTIVE SUMMARY

Commissioner Governance/Compliance

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

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

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

CY 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	%
Hawkinson, Jared (C)	1	1											100.0%
Robison, Sara (VC)	1	1											100.0%
VACANT													0.0%
Riley, Joseph	1	1											100.0%
Carson, LaToya	1												50.0%
St. George, Dena	1	1											100.0%
Range, Joey													0.0%
Antoine, Derek (ED)	1	1											100.0%

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

Board Governance Survey Status	REQ	KCHA	RESULT
Does the Board have the required number of members?	5	6	Meets Requirement
Does the Board include a participant of KCHA programs?	YES	NO	Fails Requirement
Number of Board meetings:	2	2	Meets Requirement
Average meeting attendance:	80.0	64.3%	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	03/26	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	1.05	4	1.84	4
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	98.3%	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	17.00	1	11.23	3
	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				3.10		3.35

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.8%	98.8%	4	98.6%	4
	Unit-months leased (UML) - %	25.0%	98.0%	100.0%	4	100.0%	4
	Average leasing days	10.0%	5.00	3.67	3	3.62	3
	Adequacy of wait list (ratio)	10.0%	1.00	4.65	4	4.65	4
	Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	49.1%	4
	Annual recertifications	20.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.90		3.90

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	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%	57.7%	1	43.6%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	4.1%	1	4.1%	1
	Tenant collections %	10.0%	98.0%	105.9%	4	108.7%	4
	Deposit collections %	5.0%	98.0%	96.6%	3	96.6%	3
	Reserve position	15.0%	4.00	9.70	4	9.70	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	97.6%	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	37.1%	1
Unit-turnaround time (total)	15.0%	12.00	14.67	3	14.38	3
Total category score				2.90		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	3.10	0.47	3.35	0.50
Occupancy	25.0%	4.00	3.90	0.98	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	2.90	0.44	2.90	0.44
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				3.13		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%	96.5%	3	99.5%	4
	Non-emergency WO - completion time	15.0%	3.00	2.13	4	3.71	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	25.40	1	12.32	2
	Annual Inspections - complete %	10.0%	100.0%	33.0%	1	33.0%	1
	Annual Inspections - repair %	10.0%	100.0%	100.0%	4	99.2%	4
	Total category score				2.95		3.15

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	98.3%	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	5.29	1	3.12	3
	Adequacy of wait list (ratio)	10.0%	1.00	1.04	3	1.04	3
	Income targeting - % ELI admissions	10.0%	40.0%	100.0%	4	79.3%	4
	Annual recertifications	20.0%	100.0%	92.3%	2	97.8%	3
	Total category score				3.20		3.60

FINANCIAL	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Income - Actual to Budget %	10.0%	98.0%	93.8%	2	155.0%	4
	Expense - Actual to Budget %	10.0%	98.0%	130.4%	1	115.1%	1
	Profit/loss	20.0%	1.00	0.77	1	0.97	3
	30-day Notice efficiency	15.0%	98.0%	75.8%	1	2.2%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	14.0%	1	14.0%	1
	Tenant collections %	10.0%	98.0%	138.2%	4	122.1%	4
	Deposit collections %	5.0%	98.0%	96.0%	3	96.0%	3
	Reserve position	15.0%	4.00	8.05	4	8.05	4
	Total category score				1.95		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



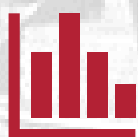
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	10.0%	100.0%	100.0%	4	96.9%	4
50058/50059 submissions	10.0%	100.0%	98.5%	4	98.5%	4
Community service compliance	5.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	15.0%	100.0%	100.0%	4	31.7%	1
Tenant file review compliance	15.0%	100.0%	75.0%	1	75.0%	1
Pest control program effectiveness	10.0%	100.0%	75.2%	3	75.2%	3
Staff development - hiring and retention	10.0%	3.00	3.60	4	3.60	4
Staff development - training/development	10.0%	100.0%	0.0%	1	43.6%	1
Unit-turnaround time (total)	15.0%	23.00	28.00	1	16.43	2
Total category score				2.70		2.40

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	2.95	0.44	3.15	0.47
Occupancy	25.0%	4.00	3.20	0.80	3.60	0.90
Financial position	25.0%	4.00	1.95	0.49	2.55	0.64
PHAS	15.0%	4.00	3.75	0.56	3.75	0.56
Management operations	15.0%	4.00	2.70	0.41	2.40	0.36
Tenant engagement	5.0%	4.00	4.00	0.20	4.00	0.20
Total SCORECARD				2.90		3.13
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	1.60	4	3.23	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	92.3%	1
Unit - average make-ready days	20.0%	10.00	13.00	2	12.30	2
Annual Inspections - complete %	10.0%	100.0%	53.8%	1	53.8%	1
Annual Inspections - repair %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.30		2.70

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	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				3.40		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%	94.0%	2	100.0%	4
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.7%	4	0.7%	4
Tenant collections %	10.0%	98.0%	110.1%	4	108.7%	4
Deposit collections %	5.0%	98.0%	86.8%	1	86.8%	1
Reserve position	15.0%	4.00	15.42	4	15.42	4
Total category score				3.45		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%	0.00	4	18.11	2
Total category score				3.15		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	91.1%	4
Safety and security	50.0%	3.00	3	3	3	3
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	3.30	0.50	2.70	0.41
Occupancy	25.0%	4.00	3.40	0.85	3.30	0.83
Financial position	25.0%	4.00	3.45	0.86	3.85	0.96
PHAS	15.0%	4.00	4.00	0.60	4.00	0.60
Management operations	15.0%	4.00	3.15	0.47	2.85	0.43
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.46		3.40
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	2552	2493	97.7%	2.3%	88	88	100.0%	0.0%	29246	28794	98.5%	1.5%	968	968	100.0%	0.0%
Moon Towers B	2581	2576	99.8%	0.2%	89	89	100.0%	0.0%	29815	29467	98.8%	1.2%	979	979	100.0%	0.0%
Moon Towers Total	5133	5069	98.8%	1.2%	177	177	100.0%	0.0%	59061	58261	98.6%	1.4%	1947	1947	100.0%	0.0%
Woodland Bend	2262	2211	97.7%	2.3%	78	78	100.0%	0.0%	25688	25688	100.0%	0.0%	858	858	100.0%	0.0%
Cedar Creek Place	2204	2160	98.0%	2.0%	76	76	100.0%	0.0%	24927	24410	97.9%	2.1%	836	836	100.0%	0.0%
Whispering Hollow	1218	1218	100.0%	0.0%	42	42	100.0%	0.0%	13998	13879	99.1%	0.9%	462	462	100.0%	0.0%
Family Sites Total	5684	5589	98.3%	1.7%	196	196	100.0%	0.0%	64613	63977	99.0%	1.0%	2156	2156	100.0%	0.0%
Bluebell Tower	1479	1479	100.0%	0.0%	51	51	100.0%	0.0%	17085	16928	99.1%	0.9%	561	561	100.0%	0.0%
Bluebell Tower Total	1479	1479	100.0%	0.0%	51	51	100.0%	0.0%	17085	16928	99.1%	0.9%	561	561	100.0%	0.0%
PH Program Total	12296	12137	98.7%	1.3%	424	424	100.0%	0.0%	140759	139166	98.9%	1.1%	4664	4664	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	331	21	48	4	0	0	300	315.50
MAR								
APR								
MAY								
JUN								
JUL								
AUG								
SEPT								
OCT								
NOV								
DEC								
TOTAL		39	77	6	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	11	0	0	0	0	0	0	11
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	201	\$ 74,721.00	\$ 83,753.00	89.22%	\$ 371.75	\$ 375.75
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	398	\$ 149,534.00	\$ 167,341.00	89.36%	\$ 375.71	

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	5	\$ 6,439.00	\$ 83,753.00	7.69%	\$ 1,287.80	\$ 1,287.80
MAR						
APR						
MAY						
JUN						
JUL						
AUG						
SEPT						
OCT						
NOV						
DEC						
TOTAL	10	\$ 12,878.00	\$ 167,341.00	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	285	206	72.28%	\$ 167,341.00	\$ 154,132.00	\$ -	\$ 154,132.00	108.57%
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%	100.0%	4	100.0%	4
	Non-emergency WO - completion time	15.0%	2.00	4.57	3	4.93	3
	Emergency WO - % abated < 24 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Emergency WO - % complete < 72 hours	15.0%	100.0%	100.0%	4	100.0%	4
	Unit - average make-ready days	20.0%	10.00	0.00	4	0.00	4
	Annual Inspections - complete %	10.0%	100.0%	100.0%	4	100.0%	4
	Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
	Total category score				3.85		3.85

OCCUPANCY	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE		
			ACTUAL	SCORE	ACTUAL	SCORE	
	Unit-days leased (UDL) - %	25.0%	98.0%	99.7%	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	2.63	3
	Adequacy of wait list (ratio)	15.0%	1.00	3.49	4	3.49	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%	105.1%	4	99.6%	3
	Expense - Actual to Budget %	10.0%	98.0%	82.2%	4	86.1%	4
	Profit/loss	20.0%	1.00	1.13	4	1.02	4
	14-day Notice efficiency	15.0%	98.0%	100.0%	4	25.0%	1
	Tenant accounts receivable (TAR) %	15.0%	1.5%	0.2%	4	0.2%	4
	Tenant collections %	10.0%	98.0%	103.9%	4	99.1%	4
	Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
	Reserve position	15.0%	4.00	3.49	3	3.49	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	20.67	3	20.67	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	96.3%	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	100.0%	4
Tenant file review compliance	20.0%	100.0%	104.2%	4	101.1%	4
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%	290.6%	4	109.9%	4
Unit-turnaround time (total)	30.0%	100.0%	7.00	4	12.50	3
Total category score				4.00		3.70

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	86.3%	3	89.9%	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 prpoerty	15.0%	4.00	3.85	0.58	3.85	0.58
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	4.00	0.60	3.70	0.56
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.88		3.66
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%	82.4%	1	98.0%	4
Non-emergency WO - completion time	15.0%	3.00	4.43	3	6.70	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	8.33	4	8.33	4
Annual Inspections - complete %	10.0%	100.0%	99.0%	4	99.0%	4
Annual Inspections - correction %	10.0%	100.0%	100.0%	4	100.0%	4
Total category score				3.40		3.70

OCCUPANCY



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Unit-days leased (UDL) - %	25.0%	98.0%	99.2%	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	3.29	3
Adequacy of wait list (ratio)	10.0%	1.00	9.24	4	9.24	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%	107.0%	4	101.4%	4
Expense - Actual to Budget %	10.0%	98.0%	89.9%	4	87.5%	4
Profit/loss	20.0%	1.00	1.13	4	1.10	4
30-day Notice efficiency	15.0%	98.0%	92.1%	2	-50.0%	1
Tenant accounts receivable (TAR) %	15.0%	1.5%	0.4%	4	0.4%	4
Tenant collections %	10.0%	98.0%	107.2%	4	101.6%	4
Deposit collections %	5.0%	98.0%	100.0%	4	100.0%	4
Reserve position	15.0%	4.00	-4.79	1	-4.79	1
Total category score				3.25		3.10

AFFORDABLE HOUSING PRESERVATION (AHP)

PHAS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Physical inspection (PASS)	40.0%	40.00	39.20	4	39.20	4
Management assessment (MASS)	25.0%	25.00	25.00	4	25.00	4
Financial assessment (FASS)	25.0%	25.00	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



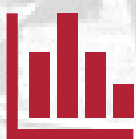
	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Appearance and marketing	15.0%	100.0%	94.3%	4	95.9%	4
50058/50059 submissions	5.0%	100.0%	100.0%	4	100.0%	4
Community service compliance	0.0%	100.0%	100.0%	4	100.0%	4
EIV compliance	10.0%	100.0%	100.0%	4	100.0%	4
Tenant file review compliance	15.0%	100.0%	16.7%	1	100.4%	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%	290.6%	4	109.9%	4
Unit-turnaround time (total)	30.0%	100.0%	9.00	4	11.29	4
Total category score				3.55		4.00

TENANT RELATIONS



	VALUE	GOAL	MONTH TO DATE		YEAR TO DATE	
			ACTUAL	SCORE	ACTUAL	SCORE
Tenant engagement	50.0%	100.0%	87.4%	3	81.4%	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 prpoerty	15.0%	4.00	3.40	0.51	3.70	0.56
Occupancy	25.0%	4.00	4.00	1.00	3.90	0.98
Financial position	25.0%	4.00	3.25	0.81	3.10	0.78
PHAS	15.0%	4.00	3.25	0.49	3.25	0.49
Management operations	15.0%	4.00	3.55	0.53	4.00	0.60
Tenant engagement	5.0%	4.00	3.50	0.18	3.50	0.18
Total SCORECARD				3.52		3.57
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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March 25, 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:

Jodi Melton (255 W. Tompkins St. #405)	1 st Appr. - STO
Thomas Anderson (170 S. West St. #816)	1 st Appr. - JD
Destiny Denniston (2021 E. Knox St.)	1 st Appr. - CD
Chante Morrison (510 Michigan Ave.)	1 st Appr. - STO
Brook Montgomery (1515 McKnight St.)	1 st Appr. - CD
Hailey Woodring (493 Iowa Ave.)	1 st Appr. - CD
Cody Teel (969 W. Berrien St.)	1 st Appr. - CD
Thomas Johnson (170 S. West St. #713)	1 st Appr. - JD
Margaret Cadwell (255 W. Tompkins St. #802)	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.

Molly Hicks (255 W. Tompkins St. #702)

1st Appr. - Trial 04/30/24

Erica Craver (170 S. West St. # 817)

1st Appr. - CT 04/18/24

Ivy Giron (255 W. Tompkins St. #205)

1st Appr. - CT 04/04/24

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.