

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
7/30/2024
4:00 PM

Opening	Roll Call	Chairperson Hawkinson
☐ LaToya Carson	Review/Approve Previous Meeting Minutes	Chairperson Hawkinson
☐ Jared Hawkinson	Review/Ratify 06-2024 Financial Reports	Chairperson Hawkinson
☐ Joey Range	Review/Ratify 06-2024 Claims and Bills	Chairperson Hawkinson
☐ Joseph Riley	COCC:	\$ 130,921.83
☐ Sara Robison	Moon Towers:	\$ 108,091.31
☐ Dena Simkins (R)	Family:	\$ 114,447.86
☐ Dena St. George	Bluebell:	\$ 28,023.18
<u>Excused:</u>	HCV:	\$ 103,660.88
	Brentwood:	\$ 31,580.01
	Prairieland:	\$ 26,047.12
<u>Others Present:</u>	Capital Fund 2020:	\$ 0.00
	Capital Fund 2021:	\$ 0.00
	Capital Fund 2022:	\$ 36,919.88
	Capital Fund 2023:	\$ 0.00
Public Comment	Open	Chairperson Hawkinson
Old Business	None	Chairperson Hawkinson
New Business	Review/Approve Resolution 2024-05 Q1 Uncollectible Debt Charge-Offs FYE 03-31- 2025	Derek Antoine
	Review/Approve Pay Request #1 to Mechanical Services, Inc. for Lighting & Furnace Replacement Project	Derek Antoine
	Review/Approve Joinder Contract with Livingston County Housing Authority for Annual Audit Services Contract	Derek Antoine

board agenda

Reports	Executive Director's Report – NO REPORT	Derek Antoine
	KCHA Legal Counsel Report – 07/2024	Jack Ball
Executive Session	Personnel Discussion	Chairperson Hawkinson
Other Business	Executive Director Performance Appraisal	Chairperson Hawkinson
Adjournment		

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
June 25, 2024**

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

PRESENT: LaToya Carson
 Jared Hawkinson
 Joey Range
 Sara Robison
 Dena Simkins

EXCUSED: Joseph Riley
 Dena St. George

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 4:08 p.m. and declared that a quorum was present.

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

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

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

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

March 2024 claims against the HA Administration in the sum of \$254,278.00; Central Office Cost Center in the sum of \$186,330.65; Moon Towers in the sum of \$66,344.95; Family in the sum of \$-142,373.14; Bluebell in the sum of \$47,822.46; Housing Choice Voucher Program in the sum of \$93,494.10; Brentwood (A.H.P.) in the sum of \$-25,761.27; Prairieland (A.H.P.) in the sum of \$28,420.25; Capital Fund '20 in the sum of \$0.00; Capital Fund '21

in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; and Capital Fund '23 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for March 2024; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

April 2024 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for April 2024 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

April 2024 claims against the HA Administration in the sum of \$407,666.51; Central Office Cost Center in the sum of \$85,716.09; Moon Towers in the sum of \$73,134.28; Family in the sum of \$95,113.69; Bluebell in the sum of \$16,787.50; Housing Choice Voucher Program in the sum of \$100,828.32; Brentwood (A.H.P.) in the sum of \$17,904.85; Prairieland (A.H.P.) in the sum of \$18,181.78; Capital Fund '20 in the sum of \$0.00; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$0.00; and Capital Fund '23 in the sum of \$0.00 were presented for approval. Commissioner Carson made a motion to ratify the claims and bills for April 2024; Commissioner Robison seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

May 2024 financial reports. After brief discussion, Commissioner Robison made a motion to ratify the financial reports for May 2024 as presented; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

May 2024 claims against the HA Administration in the sum of \$655,924.16; Central Office Cost Center in the sum of \$185,742.58; Moon Towers in the sum of \$112,142.89; Family in the sum of \$108,818.81; Bluebell in the sum of \$24,074.53; Housing Choice Voucher Program in the sum of \$110,770.11; Brentwood (A.H.P.) in the sum of \$34,093.70; Prairieland (A.H.P.) in the sum of \$29,513.03; Capital Fund '20 in the sum of \$35,940.96; Capital Fund '21 in the sum of \$0.00; Capital Fund '22 in the sum of \$50,768.51; and Capital Fund '23 in the sum of \$0.00 were presented for approval. Commissioner Robison made a motion to ratify the claims and bills for May

2024; Commissioner Range seconded. Roll call was taken as follows:
Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye
Motion Carried, 5-0.

PUBLIC COMMENT

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS

The Executive Director's report was included in the board packet. There were no questions about the report.

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

OTHER BUSINESS

Chairperson Hawkinson said that Commissioner Robison will send out a google docs link and form for commissioners to complete for the Executive Director Performance Appraisal. This will be further discussed at the next meeting during the Executive Session.

ADJOURNMENT

Commissioner Robison made a motion to adjourn the meeting at 4:35 p.m.; Commissioner Carson seconded. Roll call was taken as follows:

Commissioner Carson - aye
Commissioner Hawkinson - aye
Commissioner Range - aye
Commissioner Robison - aye
Commissioner Simkins - aye

Motion Carried, 5-0.

Respectfully submitted,

Secretary

LOW RENT

COCC

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$112,949.44	\$418,774.78
Operating Expenses	\$138,079.56	\$435,639.98
Net Revenue Income/(Loss)	(\$25,130.12)	(\$16,865.20)

COCC - Cash, Investments, A/R, & A/P **\$766,657**

MOON TOWERS

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$88,599.67	\$252,082.33
Operating Expenses	\$109,193.74	\$296,575.57
Net Revenue Income/(Loss)	(\$20,594.07)	(\$44,493.24)

Moon - Cash, Investments, A/R, & A/P \$ 679,968

Minimum Reserve Position \$ 395,434

Over/(Under) Minimum Reserve Position **\$678,603**

FAMILY SITES

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$109,133.53	\$303,927.35
Operating Expenses	\$115,658.85	\$324,302.19
Net Revenue Income/(Loss)	(\$6,525.32)	(\$20,374.84)

Family - Cash, Investments, A/R, & A/P \$ 911,822

Minimum Reserve Position \$ 432,403

Over/(Under) Minimum Reserve Position **\$479,420**

BLUEBELL

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$26,185.60	\$75,212.35
Operating Expenses	\$28,346.11	\$69,846.03
Net Revenue Income/(Loss)	(\$2,160.51)	\$5,366.32

Bluebell - Cash, Investments, A/R, & A/P \$ 289,020

Minimum Reserve Position \$ 93,128

Over/(Under) Minimum Reserve Position **\$195,892**

Monthly Notes:

- For income: COCC billed out \$55,049 in maintenance labor charges and received \$41,739.35 for management fees, \$4,240 for asset management fees; \$5,752.50 for bookkeeping fees; and \$6,732 each for safety/security fees, mental health fees, and participant fees.
- The properties received \$135,958 in subsidy for the month from HUD with Moon Towers receiving \$46,998; Family \$79,638; and Bluebell \$9,322.
- June expenses worth noting are there was an adjustment for maintenance fee charges as the amps are not being charged for this fee this year as Caleb and Gaylon's salaries and benefits are being dispersed among the amps, quarterly elevator maintenance, extermination billings and quatrley spray, \$26,830 for flooring at Moon which will be reimbured by AHRMA, \$25,941 for flooring at 2 sites for Familily, \$7,650 for flooring a unit at Bluebell, and installation of an exterior fixture at 1598 McKnight.
- All are in the red for the month with Bluebell remaining in the black for the year. Also, COCC will be receiving \$25,952.37 in August if not end of July from the Community Foundation to reimburse the Summer Shelter's May and June expenses.

AHP

BRENTWOOD

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$37,047.44	\$111,539.29
Operating Expenses	\$33,308.01	\$88,618.56
Net Revenue Income/(Loss)	\$3,739.43	\$22,920.73

Brentwood's Cash, Investments, A/R, & A/P \$ 401,070.11

Restricted Cash (Sec. Dep. & Current Liabilities) \$ 99,700.21

BW's Available Cash **\$ 301,369.90**

PRAIRIELAND

	<u>Jun-24</u>	<u>Current YTD</u>
Operating Income	\$34,089.02	\$100,125.92
Operating Expenses	\$27,607.12	\$78,291.93
Net Revenue Income/(Loss)	\$6,481.90	\$21,833.99

Prairieland's Cash, Investments, A/R, & A/P \$ 166,054.22

Restricted Cash (Sec. Dep., Reserve, Receipts, liabs) \$ 325,433.37

PL's Available Cash **\$ (159,379.15)**

Monthly Notes:

- For Income: Brentwood received \$36,737.25 and Prairieland's received \$27,908 in tenant income.
- Expenses worth noting are the three payrolls in the month.
- Overall, both properties were in the black and Prairieland has no excess cash due to all Prairieland's cash being in restricted cash accounts. COCC will be transferring funds to help offset this when needed.

HOUSING CHOICE VOUCHERS (HCV)

ADMINISTRATIVE

	Jun-24	Current YTD
Operating Income	\$13,745.83	\$42,140.05
Operating Expenses	\$16,122.21	\$54,688.10
Net Revenue Income/(Loss)	(\$2,376.38)	(\$12,548.05)

Unrestricted Net Position (UNP)

Prior Month Balance	\$	-
Investment in Fixed Assets	\$	-
Monthly HCV Admin Revenue - Gain/(Loss)	\$	(2,376.38)
Transfer to RNP or Adjustment	\$	-
UNP Ending Balance Per VMS	\$	-

Monthly Notes:

- HCV received \$13,740 in admin fee subsidy, showing a decrease in revenue of \$2,376.38 with UNP having no balance for the month.

HAP

	Jun-24	Current YTD
Operating Income	\$86,858.00	\$262,681.00
Operating Expenses	\$87,625.00	\$260,787.41
Net Revenue Income/(Loss)	(\$767.00)	\$1,893.59

Restricted Net Position (RNP)

Prior Month Balance	\$	(5,961.43)
Investment in Fixed Assets	\$	-
Monthly HCV HAP Revenue - Gain/(Loss)	\$	(300.00)
Transfer from UNP or Adjustment	\$	-
RNP Ending Balance per VMS	\$	(6,261.43)

Monthly Notes:

- HCV received \$86,858 in HAP subsidy and shows a decrease of \$767 with RNP showing a negative balance of (\$6,928.43) for the month.

EMERGENCY HOUSING VOUCHERS (EHV)

ADMINISTRATIVE

	Jun-24	Current YTD
Operating Income	\$ -	\$ 1,622.00
Operating Expenses	\$ 337.25	\$ 1,785.10
Net Revenue Income/(Loss)	(\$337.25)	(\$163.10)

EHV (UNP)

Prior Month Balance	\$	22,738.08
Monthly EHV Admin Revenue - Gain/(Loss)	\$	(337.25)
EHV UNP Ending Balance	\$	\$22,400.83

Monthly Notes:

- EHV received no admin fee subsidy, which resulted in a decrease in revenue of \$337.25 for the month.

HAP

	Jun-24	Current YTD
Operating Income	\$ 7,056.00	\$ 23,991.00
Operating Expenses	\$ 4,830.00	\$ 16,878.00
Net Revenue Income/(Loss)	\$2,226.00	\$7,113.00

EHV (RNP)

Prior Month Balance	\$	3,702.00
Monthly EHV HAP Revenue - Gain/(Loss)	\$	2,226.00
RNP Ending Balance per VMS	\$	\$5,928.00

Monthly Notes:

- EHV received \$7,05 in HAP subsidy and shows an increase in revenue of \$2,226 for the month.

MISCELLANEOUS

IDROP Bad Debt Submitted

Property Sites	Jun-24	Historical
Moon Towers	\$ -	\$ 110,030.39
Family Sites	\$ -	\$ 306,638.32
Bluebell	\$ -	\$ 8,026.28
Brentwood	\$ -	\$ 38,289.74
Prairieland	\$ -	\$ 47,705.18
Housing Choice Voucher	\$ -	\$ 45,567.48
Total	\$ -	\$ 556,257.39

IDROP Bad Debt Collected

Property Sites	Jun-24	Historical
Moon Towers	\$ -	\$ 11,026.35
Family Sites	\$ 157.69	\$ 84,478.49
Bluebell	\$ -	\$ 100.00
Brentwood	\$ -	\$ 10,614.84
Prairieland	\$ -	\$ 10,209.89
Housing Choice Voucher	\$ -	\$ 13,337.10
Total	\$ 157.69	\$ 129,766.67

Tenant Online Payments

Property Sites	Jun-24	FYE 2025
Moon Towers	\$	8,266.50
Family Sites	\$	22,416.68
Bluebell	\$	1,886.00
Brentwood	\$	12,014.00
Prairieland	\$	8,765.00
Housing Choice Voucher	\$ -	\$ -
Fiscal Year 2022 Total	\$ -	\$ 53,348.18

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

	By IDROP	By Debtor
Historical Bad Debt Collected	\$129,766.67	\$ 32,254.25
	14.01%	2.79%

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Knox County Housing Authority
FDS Income Statement - COCC
June, 2024

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	15.00	15.00	0.00	45.00	45.00	180.00	0.00
REVENUE							
FEE REVENUE							
70710 Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-41,739.35	-42,476.00	736.65	-127,428.00	-125,759.08	-509,712.00	-75.33
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	-12,624.75	12,624.75	-37,874.25	0.00	-151,497.00	-100.00
Total Line 70710	-41,739.35	-55,100.75	13,361.40	-165,302.25	-125,759.08	-661,209.00	-80.98
70720 Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmnt Fee Inc	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
Total Line 70720	-4,240.00	-4,240.00	0.00	-12,720.00	-12,720.00	-50,880.00	-75.00
70730 Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,752.50	-5,822.00	69.50	-17,466.00	-17,310.00	-69,864.00	-75.22
Total Line 70730	-5,752.50	-5,822.00	69.50	-17,466.00	-17,310.00	-69,864.00	-75.22
70750 Other Fees							
10-1-000-000-3840.000 Other Fee Inc	-60.00	-50.00	-10.00	-150.00	-360.00	-600.00	-40.00
10-1-000-000-3850.000 Inspection Income	0.00	-416.67	416.67	-1,250.01	0.00	-5,000.00	-100.00
10-1-000-000-3850.001 Maint Labor Income	-55,049.00	-57,439.00	2,390.00	-172,317.00	-186,899.50	-689,268.00	-72.88
10-1-000-000-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.005 Maint Fee Income	21,200.00	0.00	21,200.00	0.00	0.00	0.00	
10-1-000-000-3850.006 Safety/Security Fee Inc	-6,732.00	-6,732.00	0.00	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.007 Mental Health Fee Inc	-6,732.00	-6,732.00	0.00	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.008 Participant Fee Income	-6,732.00	-6,732.00	0.00	-20,196.00	-20,196.00	-80,784.00	-75.00
10-1-000-000-3850.010 Garb & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70750	-54,105.00	-78,101.67	23,996.67	-234,305.01	-247,847.50	-937,220.00	-73.56
70700 TOTAL FEE REVENUE	-105,836.85	-143,264.42	37,427.57	-429,793.26	-403,636.58	-1,719,173.00	-76.52
OTHER REVENUE							
71100 Investment Income - Unrestricted							
10-1-000-000-3610.000 Interest Income	-1,111.90	-750.00	-361.90	-2,250.00	-3,606.35	-9,000.00	-59.93
10-1-000-000-3610.023 Interest Income - HRA	-0.69	-1.00	0.31	-3.00	-2.09	-12.00	-82.58
Total Line 71100	-1,112.59	-751.00	-361.59	-2,253.00	-3,608.44	-9,012.00	-59.96
71500 Other Revenue							
10-1-000-000-3690.000 Other Income	0.00	-200.00	200.00	-600.00	0.00	-2,400.00	-100.00
10-1-000-000-3690.300 T.S. Income - Grants	-6,000.00	0.00	-6,000.00	0.00	-6,000.00	0.00	
10-1-001-000-3690.180 WS Labor Reimb	0.00	-20,875.00	20,875.00	-62,625.00	-5,529.76	-250,500.00	-97.79
Total Line 71500	-6,000.00	-21,075.00	15,075.00	-63,225.00	-11,529.76	-252,900.00	-95.44
TOTAL OTHER REVENUE	-7,112.59	-21,826.00	14,713.41	-65,478.00	-15,138.20	-261,912.00	-94.22
70000 TOTAL REVENUE	-112,949.44	-165,090.42	52,140.98	-495,271.26	-418,774.78	-1,981,085.00	-78.86

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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							
10-1-000-000-4110.000 Admin Salaries	36,026.26	39,258.00	-3,231.74	117,774.00	109,909.51	471,096.00	-76.67
10-1-001-000-4110.000 Warm Shelter Salaries	12,147.20	15,000.00	-2,852.80	45,000.00	42,152.75	180,000.00	-76.58
Total Line 91100	48,173.46	54,258.00	-6,084.54	162,774.00	152,062.26	651,096.00	-76.65
91200 Auditing Fees							
10-1-000-000-4171.000 Audit Fee	0.00	267.00	-267.00	801.00	0.00	3,204.00	-100.00
Total Line 91200	0.00	267.00	-267.00	801.00	0.00	3,204.00	-100.00
91400 Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	83.33	-83.33	249.99	500.34	1,000.00	-49.97
Total Line 91400	0.00	83.33	-83.33	249.99	500.34	1,000.00	-49.97
91500 Benefit Contributions - Admin							
10-1-000-000-4110.500 Emp Benefit - Admin	12,650.85	0.00	12,650.85	0.00	38,938.53	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	608.61	200.00	408.61	600.00	1,913.98	2,400.00	-20.25
10-1-001-000-4110.500 Warm Shelter Benefits	1,032.51	4,800.00	-3,767.49	14,400.00	3,569.62	57,600.00	-93.80
Total Line 91500	14,291.97	5,000.00	9,291.97	15,000.00	44,422.13	60,000.00	-25.96
91600 Office Expense							
10-1-000-000-4140.000 Training - Staff	0.00	833.33	-833.33	2,499.99	7,129.00	10,000.00	-28.71
10-1-000-000-4180.000 Telephone	572.46	666.67	-94.21	2,000.01	1,717.38	8,000.00	-78.53
10-1-000-000-4190.000 Other Sundry	0.00	416.67	-416.67	1,250.01	-424.24	5,000.00	-108.48
10-1-000-000-4190.050 Office Rent Exp	600.00	600.00	0.00	1,800.00	1,800.00	7,200.00	-75.00
10-1-000-000-4190.100 Postage	634.70	200.00	434.70	600.00	781.71	2,400.00	-67.43
10-1-000-000-4190.200 Office Supplies	47.96	166.67	-118.71	500.01	136.76	2,000.00	-93.16
10-1-000-000-4190.250 Office Furniture	0.00	41.67	-41.67	125.01	-225.00	500.00	-145.00
10-1-000-000-4190.300 Paper Supplies	0.00	166.67	-166.67	500.01	34.52	2,000.00	-98.27
10-1-000-000-4190.400 Printing	40.99	100.00	-59.01	300.00	-0.01	1,200.00	-100.00
10-1-000-000-4190.401 Printing Supplies	1,417.40	100.00	1,317.40	300.00	1,660.35	1,200.00	38.36
10-1-000-000-4190.500 Printer/Copier Sup Cont	185.98	229.17	-43.19	687.51	371.96	2,750.00	-86.47
10-1-000-000-4190.550 Computers	414.85	20.83	394.02	62.49	2,328.85	250.00	831.54
10-1-000-000-4190.600 Publications	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	275.00	1,250.00	-975.00	3,750.00	275.00	15,000.00	-98.17
10-1-000-000-4190.800 Internet Services	219.05	291.67	-72.62	875.01	657.15	3,500.00	-81.22
10-1-000-000-4190.850 IT Support	0.00	416.67	-416.67	1,250.01	277.50	5,000.00	-94.45
Total Line 91600	4,408.39	5,520.85	-1,112.46	16,562.55	16,520.93	66,250.00	-75.06
91700 Legal Expense							
10-1-000-000-4130.000 Legal Expense	800.00	800.00	0.00	2,400.00	1,600.00	9,600.00	-83.33
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91700	800.00	800.00	0.00	2,400.00	1,600.00	9,600.00	-83.33
91800 Travel Expense							
10-1-000-000-4150.000 Travel - Staff	662.81	1,250.00	-587.19	3,750.00	9,366.83	15,000.00	-37.55
10-1-000-000-4150.010 Travel - Commissioners	0.00	750.00	-750.00	2,250.00	223.78	9,000.00	-97.51
10-1-000-000-4150.100 Mileage - Admin	145.91	125.00	20.91	375.00	302.06	1,500.00	-79.86
Total Line 91800	808.72	2,125.00	-1,316.28	6,375.00	9,892.67	25,500.00	-61.21
91900 Other Expense							
10-1-000-000-4120.400 Fee for Service Exp	286.95	500.00	-213.05	1,500.00	809.96	6,000.00	-86.50
10-1-000-000-4120.500 Other Fee Exp	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-000-4140.010 Training - Commiss	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-000-4160.000 Consulting Services	1,063.17	1,350.00	-286.83	4,050.00	3,189.51	16,200.00	-80.31
10-1-000-000-4190.950 Background Verif	0.00	20.00	-20.00	60.00	37.86	240.00	-84.23

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10-1-001-000-4120.400 Fee for Serv Exp - WS	0.00	59.00	-59.00	177.00	-22.12	708.00	-103.12
10-1-001-000-4190.000 Admin Supplies - WS	456.22	1,016.00	-559.78	3,048.00	441.76	12,192.00	-96.38
Total Line 91900	1,806.34	3,203.33	-1,396.99	9,609.99	4,456.97	38,440.00	-88.41
91000 TOTAL OPERATING EXPENSE - Admin	70,288.88	71,257.51	-968.63	213,772.53	229,455.30	855,090.00	-73.17
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-000-4310.000 Water	20.41	30.00	-9.59	90.00	43.59	360.00	-87.89
10-1-000-000-4315.000 Sewer	17.36	20.00	-2.64	60.00	39.58	240.00	-83.51
10-1-000-000-4320.000 Electric	237.78	375.00	-137.22	1,125.00	395.67	4,500.00	-91.21
10-1-000-000-4330.000 Gas	54.58	200.00	-145.42	600.00	372.45	2,400.00	-84.48
10-1-001-000-4310.000 Water - W.S.	120.88	0.00	120.88	0.00	196.42	0.00	
10-1-001-000-4315.000 Sewer - W.S.	151.42	0.00	151.42	0.00	241.71	0.00	
10-1-001-000-4320.000 Electric - W.S.	240.24	0.00	240.24	0.00	692.73	0.00	
10-1-001-000-4330.000 Gas - W. S.	83.73	0.00	83.73	0.00	369.79	0.00	
Total Line 93100, 93200, 93300, 93600	926.40	625.00	301.40	1,875.00	2,351.94	7,500.00	-68.64
93000 TOTAL UTILITIES EXPENSES	926.40	625.00	301.40	1,875.00	2,351.94	7,500.00	-68.64
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-000-4410.000 Maint Labor	39,329.35	44,008.00	-4,678.65	132,024.00	120,472.96	528,096.00	-77.19
10-1-000-000-4410.010 Maint Admin Salary	161.52	0.00	161.52	0.00	1,023.02	0.00	
10-1-000-000-4410.100 Maint Labor - OT	1,019.52	810.00	209.52	2,430.00	3,063.13	9,720.00	-68.49
Total Line 94100	40,510.39	44,818.00	-4,307.61	134,454.00	124,559.11	537,816.00	-76.84
94200 Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.020 Htg & Cooling	0.00	10.00	-10.00	30.00	0.00	120.00	-100.00
10-1-000-000-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	10.00	-10.00	30.00	0.00	120.00	-100.00
10-1-000-000-4420.080 Plumbing Supplies	0.00	10.00	-10.00	30.00	0.00	120.00	-100.00
10-1-000-000-4420.100 Janitorial Supplies	52.85	83.33	-30.48	249.99	52.85	1,000.00	-94.72
10-1-000-000-4420.110 Routine Maint. Supplies	0.00	20.83	-20.83	62.49	5.99	250.00	-97.60
10-1-000-000-4420.120 Other Misc Supply	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4420.126 Vehicle Supplies	78.12	62.50	15.62	187.50	68.20	750.00	-90.91
Total Line 94200	130.97	300.83	-169.86	902.49	127.04	3,610.00	-96.48
94300 Maintenance - Contracts							
10-1-000-000-4430.010 Garbage & Trash Cont	92.40	41.67	50.73	125.01	92.40	500.00	-81.52
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.050 Landscape & Grds Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.070 Electrical Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.080 Plumbing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.090 Extermination Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.110 Routine Maint Cont	0.00	0.00	0.00	0.00	-172.50	0.00	
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 94300 - (sub accts)	92.40	104.17	-11.77	312.51	-80.10	1,250.00	-106.41
94500 Maintenance - Ordinary/Benefits							

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10-1-000-000-4410.500 Maint Emp Benefit	16,118.56	18,658.00	-2,539.44	55,974.00	47,229.00	223,896.00	-78.91
10-1-000-000-4410.510 Maint Admin Benefits	80.73	186.00	-105.27	558.00	1,306.92	2,232.00	-41.45
Total Line 94500	16,199.29	18,844.00	-2,644.71	56,532.00	48,535.92	226,128.00	-78.54
94000 TOTAL MAINTENANCE EXPENSE	56,933.05	64,067.00	-7,133.95	192,201.00	173,141.97	768,804.00	-77.48
TOTAL PROTECTIVE SERVICES EXPENSE							
95100 Protective Services - Labor							
10-1-000-000-4481.000 Safety/Security Salary	3,970.50	4,431.00	-460.50	13,293.00	12,308.55	53,172.00	-76.85
10-1-000-000-4481.500 Safety/Security Benefits	2,364.30	2,546.00	-181.70	7,638.00	7,518.50	30,552.00	-75.39
Total Line 95100	6,334.80	6,977.00	-642.20	20,931.00	19,827.05	83,724.00	-76.32
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	73.98	200.00	-126.02	600.00	349.36	2,400.00	-85.44
10-1-000-000-4480.500 Other Security Contract	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-001-000-4480.100 ADT Contract - W.S.	52.99	0.00	52.99	0.00	105.98	0.00	
Total Line 95200	126.97	283.33	-156.36	849.99	455.34	3,400.00	-86.61
95000 TOTAL PROTECTIVE SERVICES EXP	6,461.77	7,260.33	-798.56	21,780.99	20,282.39	87,124.00	-76.72
INSURANCE PREMIUMS EXPENSE							
96110 120 130 - Property Liab Work Comp							
10-1-000-000-4510.010 Property Insurance	118.44	121.00	-2.56	363.00	355.32	1,452.00	-75.53
10-1-000-000-4510.020 Liability Insurance	36.81	0.00	36.81	0.00	110.43	0.00	
10-1-000-000-4510.030 Work Comp Insurance	2,561.73	2,613.00	-51.27	7,839.00	7,685.19	31,356.00	-75.49
Total Line 96110, 96120, 96130	2,716.98	2,734.00	-17.02	8,202.00	8,150.94	32,808.00	-75.16
96140 All Other Insurance							
10-1-000-000-4510.015 Equipment Insurance	16.07	17.00	-0.93	51.00	48.21	204.00	-76.37
10-1-000-000-4510.025 PE & PO Insurance	686.41	700.00	-13.59	2,100.00	2,059.23	8,400.00	-75.49
10-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	153.00	150.00	612.00	-75.49
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	768.00	-15.52	2,304.00	2,257.44	9,216.00	-75.51
96100 TOTAL INSURANCE PREMIUM EXP	3,469.46	3,502.00	-32.54	10,506.00	10,408.38	42,024.00	-75.23
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
Total Line 96210	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
96000 TOTAL GENERAL EXPENSE	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
96900 TOTAL OPERATING EXPENSE	138,079.56	147,128.51	-9,048.95	441,385.53	435,639.98	1,765,542.00	-75.33
97000 NET REVENUE/EXPENSE - (GAIN)/LOSS	25,130.12	-17,961.91	43,092.03	-53,885.73	16,865.20	-215,543.00	-107.82

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
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	1,000.00	-239.50	3,000.00	2,281.50	12,000.00	-80.99
Total Line 97400	760.50	1,000.00	-239.50	3,000.00	2,281.50	12,000.00	-80.99
TOTAL MISCELLANEOUS EXPENSE	760.50	1,000.00	-239.50	3,000.00	2,281.50	12,000.00	-80.99
90000 TOTAL EXPENSES	138,840.06	148,128.51	-9,288.45	444,385.53	437,921.48	1,777,542.00	-75.36
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	-1,666.67	1,666.67	-5,000.01	0.00	-20,000.00	-100.00
Total Line 10093	0.00	-1,666.67	1,666.67	-5,000.01	0.00	-20,000.00	-100.00
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	-1,666.67	1,666.67	-5,000.01	0.00	-20,000.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	25,890.62	-18,628.58	44,519.20	-55,885.74	19,146.70	-223,543.00	-108.57

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pum	177.00	177.00	0.00	531.00	531.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-37,695.00	-33,416.67	-4,278.33	-100,250.01	-113,554.00	-401,000.00	-71.68
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-37,695.00	-33,416.67	-4,278.33	-100,250.01	-113,554.00	-401,000.00	-71.68
70400 Tenant Revenue - Other							
10-1-000-001-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.000 Other Income	0.00	-250.00	250.00	-750.00	-221.00	-3,000.00	-92.63
10-1-000-001-3690.100 Late Fees	-625.00	-500.00	-125.00	-1,500.00	-1,317.00	-6,000.00	-78.05
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	-50.00	-2.08	-47.92	-6.24	-100.00	-25.00	300.00
10-1-000-001-3690.150 Laundry Income	-1,043.66	-1,000.00	-43.66	-3,000.00	-3,203.91	-12,000.00	-73.30
10-1-000-001-3690.160 Vending Machine Inc	-110.01	-100.00	-10.01	-300.00	-254.06	-1,200.00	-78.83
10-1-000-001-3690.180 Labor	-509.75	-1,000.00	490.25	-3,000.00	-3,149.75	-12,000.00	-73.75
10-1-000-001-3690.200 Materials	-336.50	-208.33	-128.17	-624.99	-547.31	-2,500.00	-78.11
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-2,674.92	-3,060.41	385.49	-9,181.23	-8,793.03	-36,725.00	-76.06
70500 TOTAL TENANT REVENUE	-40,369.92	-36,477.08	-3,892.84	-109,431.24	-122,347.03	-437,725.00	-72.05
70600 HUD PHA Operating Grants							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-46,998.00	-47,288.00	290.00	-141,864.00	-125,938.00	-567,456.00	-77.81
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	-46,998.00	-47,288.00	290.00	-141,864.00	-125,938.00	-567,456.00	-77.81
10010 Operating Tranfers In - CFP							
10-1-000-001-3404.010 Other Inc - Operations	0.00	-12,083.33	12,083.33	-36,249.99	0.00	-145,000.00	-100.00
Total Line 10010	0.00	-12,083.33	12,083.33	-36,249.99	0.00	-145,000.00	-100.00
70800 Other Government Grants							
10-1-000-001-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-001-3610.000 Interest Income	-931.75	-1,000.00	68.25	-3,000.00	-2,897.30	-12,000.00	-75.86
Total Line 71100	-931.75	-1,000.00	68.25	-3,000.00	-2,897.30	-12,000.00	-75.86
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	-900.00	-900.00	-3,600.00	-75.00
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	-900.00	-900.00	-3,600.00	-75.00
70000 TOTAL REVENUE	-88,599.67	-97,148.41	8,548.74	-291,445.23	-252,082.33	-1,165,781.00	-78.38

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-001-4110.000 Admin Salaries	5,941.26	6,630.00	-688.74	19,890.00	18,509.31	79,560.00	-76.74
10-1-000-001-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	5,941.26	6,630.00	-688.74	19,890.00	18,509.31	79,560.00	-76.74
91200 Auditing Fees							
10-1-000-001-4171.000 Audit Fee	0.00	267.00	-267.00	801.00	0.00	3,204.00	-100.00
Total Line 91200	0.00	267.00	-267.00	801.00	0.00	3,204.00	-100.00
91300 Management Fee							
10-1-000-001-4120.100 Management Fee Exp	13,603.04	13,681.00	-77.96	41,043.00	40,654.54	164,172.00	-75.24
Total Line 91300	13,603.04	13,681.00	-77.96	41,043.00	40,654.54	164,172.00	-75.24
91310 Book-keeping Fee							
10-1-000-001-4120.300 Bookkeeping Fee Exp	1,320.00	1,328.00	-8.00	3,984.00	3,945.00	15,936.00	-75.24
Total Line 91310	1,320.00	1,328.00	-8.00	3,984.00	3,945.00	15,936.00	-75.24
91500 Benefit Contributions - Admin							
10-1-000-001-4110.500 Admin Emp Benefit	2,516.76	2,706.00	-189.24	8,118.00	8,137.10	32,472.00	-74.94
Total Line 91500	2,516.76	2,706.00	-189.24	8,118.00	8,137.10	32,472.00	-74.94
91600 Office Expense							
10-1-000-001-4140.000 Training - Staff	0.00	163.83	-163.83	491.49	575.00	1,966.00	-70.75
10-1-000-001-4180.000 Telephone	302.60	283.33	19.27	849.99	882.55	3,400.00	-74.04
10-1-000-001-4190.100 Postage	66.80	79.17	-12.37	237.51	252.40	950.00	-73.43
10-1-000-001-4190.200 Office Supplies	19.61	66.67	-47.06	200.01	53.43	800.00	-93.32
10-1-000-001-4190.250 Office Furniture	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-001-4190.300 Paper Supplies	0.00	100.00	-100.00	300.00	66.54	1,200.00	-94.46
10-1-000-001-4190.400 Printing	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-001-4190.401 Printing Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
10-1-000-001-4190.500 Printer/Copier Sup Cont	151.43	208.33	-56.90	624.99	378.06	2,500.00	-84.88
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	125.00	-125.00	375.00	0.00	1,500.00	-100.00
10-1-000-001-4190.800 Internet Services	87.11	91.67	-4.56	275.01	261.33	1,100.00	-76.24
10-1-000-001-4190.850 IT Support	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
Total Line 91600	627.55	1,426.32	-798.77	4,278.96	2,469.31	17,116.00	-85.57
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-001-4150.000 Travel - Staff	0.00	97.50	-97.50	292.50	1,451.54	1,170.00	24.06
10-1-000-001-4150.010 Travel - Commissioners	0.00	0.00	0.00	0.00	513.65	0.00	
10-1-000-001-4150.100 Mileage - Admin	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
Total Line 91800	0.00	105.83	-105.83	317.49	1,965.19	1,270.00	54.74
91900 Other Expense							
10-1-000-001-4120.400 Fee for Service Exp	26.54	125.00	-98.46	375.00	58.22	1,500.00	-96.12
10-1-000-001-4120.500 Other Fee Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4120.700 Mental Health Fee	2,124.00	2,124.00	0.00	6,372.00	12,390.00	25,488.00	-51.39
10-1-000-001-4120.800 Participant Fee	2,124.00	2,124.00	0.00	6,372.00	2,124.00	25,488.00	-91.67
10-1-000-001-4160.000 Consulting Services	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
10-1-000-001-4190.000 Other Sundry	0.00	16.67	-16.67	50.01	50.68	200.00	-74.66
10-1-000-001-4190.950 Background Verification	372.18	708.33	-336.15	2,124.99	720.06	8,500.00	-91.53
Total Line 91900	4,646.72	5,223.00	-576.28	15,669.00	15,342.96	62,676.00	-75.52
91000 TOTAL OPERATING EXPENSE - Admin	28,655.33	31,367.15	-2,711.82	94,101.45	91,023.41	376,406.00	-75.82

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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	5,310.00	5,310.00	21,240.00	-75.00
Total Line 92000	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	1,770.00	1,770.00	0.00	5,310.00	5,310.00	21,240.00	-75.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	0.00	87.50	-87.50	262.50	0.00	1,050.00	-100.00
10-1-000-001-4220.100 Ten Ser-Supplies	0.00	33.33	-33.33	99.99	35.98	400.00	-91.01
10-1-000-001-4220.110 Ten Ser-Recreation	47.60	70.83	-23.23	212.49	47.60	850.00	-94.40
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.125 Ten Ser-Other	0.00	125.00	-125.00	375.00	0.00	1,500.00	-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	47.60	316.66	-269.06	949.98	83.58	3,800.00	-97.80
92500 TOTAL TENANT SERVICES EXPENSE	47.60	316.66	-269.06	949.98	83.58	3,800.00	-97.80
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-001-4310.000 Water	1,334.48	1,500.00	-165.52	4,500.00	2,923.80	18,000.00	-83.76
10-1-000-001-4315.000 Sewer	4,408.04	4,208.33	199.71	12,624.99	9,263.38	50,500.00	-81.66
10-1-000-001-4320.000 Electric	1,484.52	2,750.00	-1,265.48	8,250.00	-202.50	33,000.00	-100.61
10-1-000-001-4330.000 Gas	1,310.00	5,833.33	-4,523.33	17,499.99	8,977.11	70,000.00	-87.18
Total Line 93100, 93200, 93300, 93600	8,537.04	14,291.66	-5,754.62	42,874.98	20,961.79	171,500.00	-87.78
93000 TOTAL UTILITIES EXPENSES	8,537.04	14,291.66	-5,754.62	42,874.98	20,961.79	171,500.00	-87.78
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-001-4410.000 Maint Labor	2,153.84	4,537.17	-2,383.33	13,611.51	6,461.52	54,446.00	-88.13
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	-8,850.00	0.00	-8,850.00	0.00	0.00	0.00	
Total Line 94100	-6,696.16	4,537.17	-11,233.33	13,611.51	6,461.52	54,446.00	-88.13
94200 Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	0.00	250.00	-250.00	750.00	87.09	3,000.00	-97.10
10-1-000-001-4420.030 Snow Removal Supplies	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4420.050 Landscape/Grounds Sup	150.26	291.67	-141.41	875.01	236.94	3,500.00	-93.23
10-1-000-001-4420.070 Electrical Supplies	109.37	100.00	9.37	300.00	208.86	1,200.00	-82.60
10-1-000-001-4420.080 Plumbing Supplies	20.05	208.33	-188.28	624.99	578.74	2,500.00	-76.85
10-1-000-001-4420.090 Extermination Supplies	179.04	183.33	-4.29	549.99	566.88	2,200.00	-74.23
10-1-000-001-4420.100 Janitorial Supplies	1,258.55	541.67	716.88	1,625.01	2,120.58	6,500.00	-67.38
10-1-000-001-4420.110 Routine Maint. Supplies	1,126.10	4,166.67	-3,040.57	12,500.01	4,182.86	50,000.00	-91.63
10-1-000-001-4420.120 Other Misc Supplies	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
10-1-000-001-4420.121 Flooring Supplies	26.00	0.00	26.00	0.00	251.00	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	419.14	208.33	210.81	624.99	487.17	2,500.00	-80.51
10-1-000-001-4420.130 Securtiy Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	3,288.51	6,150.00	-2,861.49	18,450.00	8,720.12	73,800.00	-88.18

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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	20,725.50	18,399.00	2,326.50	55,197.00	71,788.25	220,788.00	-67.49
10-1-000-001-4430.010 Garbage & Trash Con	469.50	791.67	-322.17	2,375.01	1,432.70	9,500.00	-84.92
10-1-000-001-4430.020 Heating & Cooling Cont	0.00	708.33	-708.33	2,124.99	315.00	8,500.00	-96.29
10-1-000-001-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.040 Elevator Maint Cont	4,762.92	1,750.00	3,012.92	5,250.00	9,008.76	21,000.00	-57.10
10-1-000-001-4430.050 Landscape & Grds Cont	201.00	1,250.00	-1,049.00	3,750.00	201.00	15,000.00	-98.66
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	250.00	-250.00	750.00	169.88	3,000.00	-94.34
10-1-000-001-4430.080 Plumbing Contracts	0.00	333.33	-333.33	999.99	135.00	4,000.00	-96.63
10-1-000-001-4430.090 Extermination Contracts	6,750.00	3,750.00	3,000.00	11,250.00	15,667.00	45,000.00	-65.18
10-1-000-001-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4430.110 Routine Maint Cont	0.00	833.33	-833.33	2,499.99	524.40	10,000.00	-94.76
10-1-000-001-4430.111 Flooring Contract	26,830.00	666.67	26,163.33	2,000.01	26,830.00	8,000.00	235.38
10-1-000-001-4430.120 Other Misc Cont Cost	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
10-1-000-001-4430.121 Laundry Equip Contract	80.00	250.00	-170.00	750.00	775.00	3,000.00	-74.17
10-1-000-001-4430.126 Vehicle Maint Cont	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-001-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	59,818.92	29,232.33	30,586.59	87,696.99	126,846.99	350,788.00	-63.84
94500 Maintenance - Ordinary/Benefits							
10-1-000-001-4410.500 Maint Emp Benefit	1,076.43	2,035.83	-959.40	6,107.49	2,956.09	24,430.00	-87.90
Total Line 94500	1,076.43	2,035.83	-959.40	6,107.49	2,956.09	24,430.00	-87.90
94000 TOTAL MAINTENANCE EXPENSES	57,487.70	41,955.33	15,532.37	125,865.99	144,984.72	503,464.00	-71.20
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-001-4480.000 Police Contract	0.00	208.33	-208.33	624.99	665.84	2,500.00	-73.37
10-1-000-001-4480.006 Safety/Security Labor Fee	2,124.00	2,124.00	0.00	6,372.00	4,602.00	25,488.00	-81.94
10-1-000-001-4480.100 ADT Contract	141.97	241.67	-99.70	725.01	540.37	2,900.00	-81.37
10-1-000-001-4480.500 Other Security Contract	270.08	541.67	-271.59	1,625.01	1,001.48	6,500.00	-84.59
Total Line 95200	2,536.05	3,115.67	-579.62	9,347.01	6,809.69	37,388.00	-81.79
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,536.05	3,115.67	-579.62	9,347.01	6,809.69	37,388.00	-81.79
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-001-4510.010 Property	4,867.72	4,966.00	-98.28	14,898.00	14,603.16	59,592.00	-75.49
10-1-000-001-4510.020 Liability Insurance	434.74	444.00	-9.26	1,332.00	1,304.22	5,328.00	-75.52
10-1-000-001-4510.030 Work Comp Insurance	215.00	216.00	-1.00	648.00	645.00	2,592.00	-75.12
Total Line 96110, 96120, 96130	5,517.46	5,626.00	-108.54	16,878.00	16,552.38	67,512.00	-75.48
96140 All Other Insurance							
10-1-000-001-4510.015 Equipment Insurance	189.80	194.00	-4.20	582.00	569.40	2,328.00	-75.54
10-1-000-001-4510.025 PE & PO Insurance	61.83	66.00	-4.17	198.00	185.49	792.00	-76.58
10-1-000-001-4510.035 Auto Insurance	50.00	51.00	-1.00	153.00	150.00	612.00	-75.49
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	311.00	-9.37	933.00	904.89	3,732.00	-75.75
96100 TOTAL INSURANCE PREMIUMS EXP	5,819.09	5,937.00	-117.91	17,811.00	17,457.27	71,244.00	-75.50

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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	2,915.79	2,218.58	697.21	6,655.74	9,259.22	26,623.00	-65.22
Total Line 96300	2,915.79	2,218.58	697.21	6,655.74	9,259.22	26,623.00	-65.22
96400 Bad Debt - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	1,425.14	1,666.67	-241.53	5,000.01	685.89	20,000.00	-96.57
Total Line 96400	1,425.14	1,666.67	-241.53	5,000.01	685.89	20,000.00	-96.57
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	4,340.93	3,885.25	455.68	11,655.75	9,945.11	46,623.00	-78.67
96900 TOTAL OPERATING EXPENSE	109,193.74	102,638.72	6,555.02	307,916.16	296,575.57	1,231,665.00	-75.92
97000 NET REVENUE/EXPENSE (-Gain/Loss)	20,594.07	5,490.31	15,103.76	16,470.93	44,493.24	65,884.00	-32.47
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	10,107.00	13,750.00	-3,643.00	41,250.00	30,321.00	165,000.00	-81.62
Total Line 97400	10,107.00	13,750.00	-3,643.00	41,250.00	30,321.00	165,000.00	-81.62
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	10,107.00	13,750.00	-3,643.00	41,250.00	30,321.00	165,000.00	-81.62

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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)	30,701.07	19,240.31	11,460.76	57,720.93	74,814.24	230,884.00	-67.60

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	196.00	177.00	0.00	531.00	588.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-22,758.00	-20,416.67	-2,341.33	-61,250.01	-72,227.00	-245,000.00	-70.52
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-22,758.00	-20,416.67	-2,341.33	-61,250.01	-72,227.00	-245,000.00	-70.52
70400 Tenant Revenue - Other							
10-1-000-002-3120.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3130.000 Cable TV Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3190.000 Nondwell Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3690.000 Other Income	-60.00	-166.67	106.67	-500.01	-210.00	-2,000.00	-89.50
10-1-000-002-3690.100 Late Fees	-775.00	-750.00	-25.00	-2,250.00	-2,525.00	-9,000.00	-71.94
10-1-000-002-3690.120 Violation Fees	-180.00	-833.33	653.33	-2,499.99	-1,535.00	-10,000.00	-84.65
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	-8.33	8.33	-24.99	0.00	-100.00	-100.00
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	-1,654.25	-1,583.33	-70.92	-4,749.99	-3,319.75	-19,000.00	-82.53
10-1-000-002-3690.200 Materials	-2,439.83	-666.67	-1,773.16	-2,000.01	-3,959.67	-8,000.00	-50.50
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	-5,109.08	-4,008.33	-1,100.75	-12,024.99	-11,549.42	-48,100.00	-75.99
70500 TOTAL TENANT REVENUE	-27,867.08	-24,425.00	-3,442.08	-73,275.00	-83,776.42	-293,100.00	-71.42
70600 HUD PHA Operating Grants							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-79,638.00	-80,129.00	491.00	-240,387.00	-215,202.00	-961,548.00	-77.62
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	-79,638.00	-80,129.00	491.00	-240,387.00	-215,202.00	-961,548.00	-77.62
10010 Operating Tranfers In - CFP							
10-1-000-002-3404.010 Other Inc - Operations	0.00	-13,750.00	13,750.00	-41,250.00	0.00	-165,000.00	-100.00
Total Line 70610	0.00	-13,750.00	13,750.00	-41,250.00	0.00	-165,000.00	-100.00
70800 Other Government Grants							
10-1-000-002-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-002-3610.000 Interest Income	-1,128.45	-1,000.00	-128.45	-3,000.00	-3,448.93	-12,000.00	-71.26
Total Line 71100	-1,128.45	-1,000.00	-128.45	-3,000.00	-3,448.93	-12,000.00	-71.26
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	-900.00	-900.00	-3,600.00	-75.00
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	-200.00	-200.00	0.00	-600.00	-600.00	-2,400.00	-75.00
10-1-000-002-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	-500.00	-500.00	0.00	-1,500.00	-1,500.00	-6,000.00	-75.00
70000 TOTAL REVENUE	-109,133.53	-119,804.00	10,670.47	-359,412.00	-303,927.35	-1,437,648.00	-78.86

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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	7,833.00	-937.50	23,499.00	21,376.05	93,996.00	-77.26
10-1-000-002-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	6,895.50	7,833.00	-937.50	23,499.00	21,376.05	93,996.00	-77.26
91200 Auditing Fees							
10-1-000-002-4171.000 Audit Fee	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
Total Line 91200	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
91300 Management Fee							
10-1-000-002-4120.100 Management Fee Exp	14,607.81	15,149.00	-541.19	45,447.00	44,519.04	181,788.00	-75.51
Total Line 91300	14,607.81	15,149.00	-541.19	45,447.00	44,519.04	181,788.00	-75.51
91310 Book-keeping Fee							
10-1-000-002-4120.300 Bookkeeping Fee Exp	1,417.50	1,470.00	-52.50	4,410.00	4,320.00	17,640.00	-75.51
Total Line 91310	1,417.50	1,470.00	-52.50	4,410.00	4,320.00	17,640.00	-75.51
91500 Benefit Contributions - Admin							
10-1-000-002-4110.500 Emp Benefit - Admin	2,403.50	2,602.00	-198.50	7,806.00	7,493.78	31,224.00	-76.00
Total Line 91500	2,403.50	2,602.00	-198.50	7,806.00	7,493.78	31,224.00	-76.00
91600 Office Expense							
10-1-000-002-4140.000 Training - Staff	0.00	250.00	-250.00	750.00	575.00	3,000.00	-80.83
10-1-000-002-4180.000 Telephone	259.98	250.00	9.98	750.00	779.94	3,000.00	-74.00
10-1-000-002-4190.100 Postage	149.76	200.00	-50.24	600.00	468.00	2,400.00	-80.50
10-1-000-002-4190.200 Office Supplies	185.63	100.00	85.63	300.00	161.12	1,200.00	-86.57
10-1-000-002-4190.250 Office Furniture	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.300 Paper Supplies	85.99	75.00	10.99	225.00	168.97	900.00	-81.23
10-1-000-002-4190.400 Printing	203.30	0.00	203.30	0.00	203.30	0.00	
10-1-000-002-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.500 Printer/Copier Sup Cont	0.00	125.00	-125.00	375.00	301.27	1,500.00	-79.92
10-1-000-002-4190.550 Computers	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-002-4190.700 Member Dues/Fees	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
10-1-000-002-4190.800 Internet Services	622.48	600.00	22.48	1,800.00	1,683.28	7,200.00	-76.62
10-1-000-002-4190.850 IT Support	0.00	83.33	-83.33	249.99	52.50	1,000.00	-94.75
Total Line 91600	1,507.14	1,870.83	-363.69	5,612.49	4,393.38	22,450.00	-80.43
91700 Legal Expense							
Total Line 91700	0.00	0.00	0.00	0.00	0.00	0.00	
91800 Travel Expense							
10-1-000-002-4150.000 Travel - Staff	0.00	100.00	-100.00	300.00	1,371.58	1,200.00	14.30
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	75.00	-75.00	225.00	214.27	900.00	-76.19
Total Line 91800	0.00	175.00	-175.00	525.00	1,585.85	2,100.00	-24.48
91900 Other Expense							
10-1-000-002-4120.400 Fee for Service Exp	29.40	100.00	-70.60	300.00	45.40	1,200.00	-96.22
10-1-000-002-4120.500 Other Fee Exp	0.00	2,602.50	-2,602.50	7,807.50	0.00	31,230.00	-100.00
10-1-000-002-4120.700 Mental Health Fee	2,352.00	2,352.00	0.00	7,056.00	13,720.00	28,224.00	-51.39
10-1-000-002-4120.800 Participant Fee	2,352.00	2,352.00	0.00	7,056.00	2,352.00	28,224.00	-91.67
10-1-000-002-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4190.000 Other Sundry	0.00	5.00	-5.00	15.00	40.00	60.00	-33.33
10-1-000-002-4190.950 Background Verification	25.24	650.00	-624.76	1,950.00	25.24	7,800.00	-99.68
Total Line 91900	4,758.64	8,061.50	-3,302.86	24,184.50	16,182.64	96,738.00	-83.27
91000 TOTAL OPERATING EXPENSE - Admin	31,590.09	37,411.33	-5,821.24	112,233.99	99,870.74	448,936.00	-77.75

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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	5,880.00	5,880.00	23,520.00	-75.00
Total Line 92000	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	1,960.00	1,960.00	0.00	5,880.00	5,880.00	23,520.00	-75.00
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	50.01	0.00	200.00	-100.00
10-1-000-002-4220.110 Ten Ser-Recreation	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
10-1-000-002-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4220.175 Garden Program Exp	0.00	33.33	-33.33	99.99	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	150.00	-150.00	450.00	0.00	1,800.00	-100.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-002-4310.000 Water	126.59	150.00	-23.41	450.00	487.08	1,800.00	-72.94
10-1-000-002-4315.000 Sewer	74.24	75.00	-0.76	225.00	179.38	900.00	-80.07
10-1-000-002-4320.000 Electric	1,229.34	1,291.67	-62.33	3,875.01	1,335.62	15,500.00	-91.38
10-1-000-002-4330.000 Gas	236.13	1,250.00	-1,013.87	3,750.00	823.39	15,000.00	-94.51
Total Line 93100 93200 93300 93600	1,666.30	2,766.67	-1,100.37	8,300.01	2,825.47	33,200.00	-91.49
93000 TOTAL UTILITIES EXPENSES	1,666.30	2,766.67	-1,100.37	8,300.01	2,825.47	33,200.00	-91.49
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-002-4410.000 Maint Labor	2,423.08	5,217.00	-2,793.92	15,651.00	7,269.24	62,604.00	-88.39
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	-9,800.00	0.00	-9,800.00	0.00	0.00	0.00	
Total Line 94100	-7,376.92	5,217.00	-12,593.92	15,651.00	7,269.24	62,604.00	-88.39
94200 Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	4.17	-4.17	12.51	0.00	50.00	-100.00
10-1-000-002-4420.020 Heating&Cooling Supp	68.06	1,250.00	-1,181.94	3,750.00	1,484.62	15,000.00	-90.10
10-1-000-002-4420.030 Snow Removal Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-002-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	793.46	250.00	543.46	750.00	3,364.95	3,000.00	12.17
10-1-000-002-4420.070 Electrical Supplies	279.59	625.00	-345.41	1,875.00	1,096.13	7,500.00	-85.38
10-1-000-002-4420.080 Plumbing Supplies	525.94	1,250.00	-724.06	3,750.00	3,305.30	15,000.00	-77.96
10-1-000-002-4420.090 Extermination Supplies	0.00	150.00	-150.00	450.00	145.94	1,800.00	-91.89
10-1-000-002-4420.100 Janitorial Supplies	244.54	291.67	-47.13	875.01	389.03	3,500.00	-88.88
10-1-000-002-4420.110 Routine Maint. Supplies	6,641.14	6,000.00	641.14	18,000.00	10,486.28	72,000.00	-85.44
10-1-000-002-4420.120 Other Misc. Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.121 Flooring Supplies	0.00	1,208.33	-1,208.33	3,624.99	2,596.22	14,500.00	-82.10
10-1-000-002-4420.125 Mileage	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-002-4420.126 Vehicle Supplies	1,758.90	750.00	1,008.90	2,250.00	3,519.34	9,000.00	-60.90
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94200	10,311.63	11,804.17	-1,492.54	35,412.51	26,387.81	141,650.00	-81.37

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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	29.58	0.00	29.58	0.00	62.69	0.00	
10-1-000-002-4430.000 Maint Labor Contract	30,671.50	33,778.00	-3,106.50	101,334.00	106,794.25	405,336.00	-73.65
10-1-000-002-4430.010 Garbage&Trash Cont	214.20	250.00	-35.80	750.00	458.40	3,000.00	-84.72
10-1-000-002-4430.020 Heating&Cooling Cont	0.00	1,000.00	-1,000.00	3,000.00	90.00	12,000.00	-99.25
10-1-000-002-4430.030 Snow Removal Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.040 Elevator Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	0.00	1,666.67	-1,666.67	5,000.01	3,235.51	20,000.00	-83.82
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	1,558.98	25.00	1,533.98	75.00	2,242.48	300.00	647.49
10-1-000-002-4430.080 Plumbing Contracts	560.06	1,166.67	-606.61	3,500.01	1,317.06	14,000.00	-90.59
10-1-000-002-4430.090 Extermination Contracts	2,579.00	1,000.00	1,579.00	3,000.00	2,579.00	12,000.00	-78.51
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	61.84	20.00	41.84	60.00	61.84	240.00	-74.23
10-1-000-002-4430.111 Flooring Contract	25,941.00	4,333.33	21,607.67	12,999.99	25,941.00	52,000.00	-50.11
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
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	98.32	25.00	73.32	75.00	333.51	300.00	11.17
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	61,714.48	43,348.00	18,366.48	130,044.00	143,115.74	520,176.00	-72.49
94500 Maintenance - Ordinary/Benefits							
10-1-000-002-4410.500 Emp Benefit - Maint	1,210.99	2,273.00	-1,062.01	6,819.00	3,325.61	27,276.00	-87.81
Total Line 94500	1,210.99	2,273.00	-1,062.01	6,819.00	3,325.61	27,276.00	-87.81
94000 TOTAL MAINTENANCE EXPENSES	65,860.18	62,642.17	3,218.01	187,926.51	180,098.40	751,706.00	-76.04
TOTAL PROTECTIVE SERVICES EXPENSE							
95200 Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	250.00	-250.00	750.00	737.31	3,000.00	-75.42
10-1-000-002-4480.006 Safety/Security Labor Fee	2,352.00	1,960.00	392.00	5,880.00	5,096.00	23,520.00	-78.33
10-1-000-002-4480.100 ADT Contract	320.27	241.67	78.60	725.01	960.81	2,900.00	-66.87
10-1-000-002-4480.500 Other Security Contract	0.00	1,250.00	-1,250.00	3,750.00	315.00	15,000.00	-97.90
Total Line 95200	2,672.27	3,701.67	-1,029.40	11,105.01	7,109.12	44,420.00	-84.00
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	2,672.27	3,701.67	-1,029.40	11,105.01	7,109.12	44,420.00	-84.00
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-002-4510.010 Property Ins	5,135.68	5,239.00	-103.32	15,717.00	15,407.04	62,868.00	-75.49
10-1-000-002-4510.020 Liability Ins	481.48	492.00	-10.52	1,476.00	1,444.44	5,904.00	-75.53
10-1-000-002-4510.030 Work Comp Insurance	204.06	223.00	-18.94	669.00	612.18	2,676.00	-77.12
Total Line 96110 96120 96130	5,821.22	5,954.00	-132.78	17,862.00	17,463.66	71,448.00	-75.56
96140 All Other Insurance							
10-1-000-002-4510.015 Equipment Insurance	210.21	215.00	-4.79	645.00	630.63	2,580.00	-75.56
10-1-000-002-4510.025 PE & PO Insurance	68.64	73.00	-4.36	219.00	205.92	876.00	-76.49
10-1-000-002-4510.035 Auto Insurance	200.00	204.00	-4.00	612.00	600.00	2,448.00	-75.49
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	492.00	-13.15	1,476.00	1,436.55	5,904.00	-75.67
96100 TOTAL INSURANCE PREMIUMS EXP	6,300.07	6,446.00	-145.93	19,338.00	18,900.21	77,352.00	-75.57

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
GENERAL EXPENSES							
96200 Other General Expenses							
10-1-000-002-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96200	0.00	0.00	0.00	0.00	0.00	0.00	
96210 Compensated Absences							
10-1-000-002-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96210	0.00	0.00	0.00	0.00	0.00	0.00	
96300 Payment In Lieu Of Taxes - PILOT							
10-1-000-002-4520.000 Pay in lieu of Tax	2,106.21	2,165.83	-59.62	6,497.49	6,933.88	25,990.00	-73.32
Total Line 96300	2,106.21	2,165.83	-59.62	6,497.49	6,933.88	25,990.00	-73.32
96400 Bad Debt - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	3,503.73	0.00	3,503.73	0.00	2,684.37	0.00	
Total Line 96400	3,503.73	0.00	3,503.73	0.00	2,684.37	0.00	
96800 Severance Expense							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96800	0.00	0.00	0.00	0.00	0.00	0.00	
96000 TOTAL OTHER GENERAL EXPENSES	5,609.94	2,165.83	3,444.11	6,497.49	9,618.25	25,990.00	-62.99
96900 TOTAL OPERATING EXPENSE	115,658.85	117,243.67	-1,584.82	351,731.01	324,302.19	1,406,924.00	-76.95
97000 NET REVENUE/EXPENSE (-Gain/Loss)	6,525.32	-2,560.33	9,085.65	-7,680.99	20,374.84	-30,724.00	-166.32
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	22,203.00	31,250.00	-9,047.00	93,750.00	66,609.00	375,000.00	-82.24
Total Line 97400	22,203.00	31,250.00	-9,047.00	93,750.00	66,609.00	375,000.00	-82.24
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	22,203.00	31,250.00	-9,047.00	93,750.00	66,609.00	375,000.00	-82.24

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-002-9111.000 Xfers In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10093 Xfers - In from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10094 Xfer - Out between Amps							
10-1-000-002-9111.100 Xfers Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 10094 Xfers - Out from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00	0.00	0.00	0.00	0.00	0.00	
10000 EXCESS REVENUE/EXPENS (-Gain/Loss)	28,728.32	28,689.67	38.65	86,069.01	86,983.84	344,276.00	-74.73

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	51.00	177.00	0.00	531.00	153.00	2,124.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,744.00	-14,583.33	-1,160.67	-43,749.99	-47,401.00	-175,000.00	-72.91
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70300	-15,744.00	-14,583.33	-1,160.67	-43,749.99	-47,401.00	-175,000.00	-72.91
70400 Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	-25.00	-6.25	-18.75	-18.75	-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	-7.50	7.50	-22.50	569.00	-90.00	-732.22
10-1-000-006-3690.100 Late Fees	-100.00	-83.33	-16.67	-249.99	-175.00	-1,000.00	-82.50
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	-50.00	-2.08	-47.92	-6.24	-75.00	-25.00	200.00
10-1-000-006-3690.150 Laundry Income	-491.00	-541.67	50.67	-1,625.01	-1,560.00	-6,500.00	-76.00
10-1-000-006-3690.160 Vending Machine Inc	-19.17	-33.33	14.16	-99.99	-62.15	-400.00	-84.46
10-1-000-006-3690.180 Labor	-7.50	-125.00	117.50	-375.00	-32.50	-1,500.00	-97.83
10-1-000-006-3690.200 Materials	-25.75	-33.33	7.58	-99.99	-25.75	-400.00	-93.56
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	-718.42	-832.49	114.07	-2,497.47	-1,386.40	-9,990.00	-86.12
70500 TOTAL TENANT REVENUE	-16,462.42	-15,415.82	-1,046.60	-46,247.46	-48,787.40	-184,990.00	-73.63
70600 HUD PHA Operating Grants							
10-1-000-006-8020.000 Oper Sub - Curr Yr	-9,322.00	-9,379.25	57.25	-28,137.75	-25,216.00	-112,551.00	-77.60
10-1-000-006-8021.000 Oper Sub - Prior Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-9,322.00	-9,379.25	57.25	-28,137.75	-25,216.00	-112,551.00	-77.60
10010 Operating Tranfers In - CFP							
10-1-000-006-3404.010 Other Inc - Operations	0.00	-3,333.33	3,333.33	-9,999.99	0.00	-40,000.00	-100.00
Total Line 70610	0.00	-3,333.33	3,333.33	-9,999.99	0.00	-40,000.00	-100.00
70800 Other Government Grants							
10-1-000-006-3404.000 Rev other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70800	0.00	0.00	0.00	0.00	0.00	0.00	
71100 Investment Income - Unrestricted							
10-1-000-006-3610.000 Interest Income	-401.18	-229.17	-172.01	-687.51	-1,208.95	-2,750.00	-56.04
Total Line 71100	-401.18	-229.17	-172.01	-687.51	-1,208.95	-2,750.00	-56.04
71300 Proceeds from Disposition of Asset							
Total Line 71300	0.00	0.00	0.00	0.00	0.00	0.00	
71500 Other Revenue							
10-1-000-006-3190.050 Office Rent Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3190.100 Beauty Shop Rent	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3195.000 Day Care Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.000 Inspection Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.004 Admin Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.005 Maint Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 71500	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-26,185.60	-28,357.57	2,171.97	-85,072.71	-75,212.35	-340,291.00	-77.90

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EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
10-1-000-006-4110.000 Admin Salaries	1,675.74	1,870.00	-194.26	5,610.00	5,103.39	22,440.00	-77.26
10-1-000-006-4110.200 Admin Exp - Amps	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 91100	1,675.74	1,870.00	-194.26	5,610.00	5,103.39	22,440.00	-77.26
91200 Auditing Fees							
10-1-000-006-4171.000 Audit Fee	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
Total Line 91200	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
91300 Management Fee							
10-1-000-006-4120.100 Management Fee Exp	3,864.50	3,942.00	-77.50	11,826.00	11,593.50	47,304.00	-75.49
Total Line 91300	3,864.50	3,942.00	-77.50	11,826.00	11,593.50	47,304.00	-75.49
91310 Book-keeping Fee							
10-1-000-006-4120.300 Bookkeeping Exp	375.00	383.00	-8.00	1,149.00	1,125.00	4,596.00	-75.52
Total Line 91310	375.00	383.00	-8.00	1,149.00	1,125.00	4,596.00	-75.52
91500 Benefit Contributions - Admin							
10-1-000-006-4110.500 Emp Benefit - Admin	709.90	764.00	-54.10	2,292.00	2,244.20	9,168.00	-75.52
Total Line 91500	709.90	764.00	-54.10	2,292.00	2,244.20	9,168.00	-75.52
91600 Office Expense							
10-1-000-006-4140.000 Training - Staff	0.00	46.17	-46.17	138.51	0.00	554.00	-100.00
10-1-000-006-4180.000 Telephone	453.88	383.33	70.55	1,149.99	1,362.74	4,600.00	-70.38
10-1-000-006-4190.100 Postage	7.68	8.33	-0.65	24.99	17.92	100.00	-82.08
10-1-000-006-4190.200 Office Supplies	14.80	6.25	8.55	18.75	69.16	75.00	-7.79
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	114.86	16.67	98.19	50.01	114.86	200.00	-42.57
10-1-000-006-4190.400 Printing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.401 Printing Supplies	0.00	8.33	-8.33	24.99	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	0.00	0.00	
10-1-000-006-4190.700 Member Dues/Fees	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-006-4190.800 Internet Services	236.90	237.50	-0.60	712.50	710.70	2,850.00	-75.06
10-1-000-006-4190.850 IT Support	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Line 91600	828.12	831.58	-3.46	2,494.74	2,275.38	9,979.00	-77.20
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	14.74	27.50	-12.76	82.50	14.74	330.00	-95.53
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	4.17	-4.17	12.51	0.00	50.00	-100.00
Total Line 91800	14.74	31.67	-16.93	95.01	14.74	380.00	-96.12
91900 Other Expense							
10-1-000-006-4120.400 Fee for Service Exp	11.37	45.83	-34.46	137.49	27.69	550.00	-94.97
10-1-000-006-4120.500 Other Fee Exp	0.00	764.00	-764.00	2,292.00	0.00	9,168.00	-100.00
10-1-000-006-4120.700 Mental Health Fee	612.00	612.00	0.00	1,836.00	3,570.00	7,344.00	-51.39
10-1-000-006-4120.800 Participant Fee	612.00	612.00	0.00	1,836.00	612.00	7,344.00	-91.67
10-1-000-006-4160.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4190.000 Other Sundry	0.00	8.33	-8.33	24.99	46.51	100.00	-53.49
10-1-000-006-4190.950 Background Verification	0.00	16.67	-16.67	50.01	50.48	200.00	-74.76
Total Line 91900	1,235.37	2,058.83	-823.46	6,176.49	4,306.68	24,706.00	-82.57

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91000 TOTAL OPERATING EXPENSE - Admin	8,703.37	9,981.08	-1,277.71	29,943.24	26,662.89	119,773.00	-77.74
ASSET MANAGEMENT FEE							
92000 Asset Mangement Fee							
10-1-000-006-4120.200 Asset Mngt Fee Exp	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
Total Line 92000	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
92000 TOTAL ASSET MANAGEMENT FEE	510.00	510.00	0.00	1,530.00	1,530.00	6,120.00	-75.00
TENANT SERVICES							
92400 Tenant Services - Other							
10-1-000-006-4220.050 Ten Ser-Cable/TV Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	458.33	-458.33	1,374.99	0.00	5,500.00	-100.00
10-1-000-006-4220.110 Ten Ser-Recreation	13.21	41.67	-28.46	125.01	13.21	500.00	-97.36
10-1-000-006-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.125 Ten Ser-Other	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.175 Garden Program Exp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4230.000 Ten Ser Contract	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 92400	13.21	500.00	-486.79	1,500.00	13.21	6,000.00	-99.78
92500 TOTAL TENANT SERVICES EXPENSE	13.21	500.00	-486.79	1,500.00	13.21	6,000.00	-99.78
UTILITIES							
93100 Water-200 Elect-300 Gas-600 Sewer							
10-1-000-006-4310.000 Water	274.47	375.00	-100.53	1,125.00	440.07	4,500.00	-90.22
10-1-000-006-4315.000 Sewer	216.80	291.67	-74.87	875.01	348.67	3,500.00	-90.04
10-1-000-006-4320.000 Electric	1,751.02	1,166.67	584.35	3,500.01	1,782.09	14,000.00	-87.27
10-1-000-006-4330.000 Gas	278.99	1,250.00	-971.01	3,750.00	1,436.29	15,000.00	-90.42
Total Line 93100 93200 93300 93600	2,521.28	3,083.34	-562.06	9,250.02	4,007.12	37,000.00	-89.17
93000 TOTAL UTILITIES EXPENSES	2,521.28	3,083.34	-562.06	9,250.02	4,007.12	37,000.00	-89.17
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
10-1-000-006-4410.000 Maint Labor	646.16	1,361.00	-714.84	4,083.00	1,938.48	16,332.00	-88.13
10-1-000-006-4410.100 Maint Labor - OT	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.200 Maint Labor - Other	-2,550.00	0.00	-2,550.00	0.00	0.00	0.00	
Total Line 94100	-1,903.84	1,361.00	-3,264.84	4,083.00	1,938.48	16,332.00	-88.13
94200 Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	62.49	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	24.99	0.00	100.00	-100.00
10-1-000-006-4420.040 Elevator Maint Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	83.33	-83.33	249.99	76.05	1,000.00	-92.40
10-1-000-006-4420.070 Electrical Supplies	-9.72	41.67	-51.39	125.01	-93.35	500.00	-118.67
10-1-000-006-4420.080 Plumbing Supplies	60.36	45.83	14.53	137.49	163.40	550.00	-70.29
10-1-000-006-4420.090 Extermination Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	0.00	208.33	-208.33	624.99	-35.70	2,500.00	-101.43
10-1-000-006-4420.110 Routine Maint.Supplies	3.63	1,625.00	-1,621.37	4,875.00	401.91	19,500.00	-97.94
10-1-000-006-4420.120 Other Misc Supplies	0.00	250.00	-250.00	750.00	0.00	3,000.00	-100.00
10-1-000-006-4420.121 Flooring Supplies	0.00	16.67	-16.67	50.01	74.00	200.00	-63.00
10-1-000-006-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.126 Vehicle Supplies	165.82	54.17	111.65	162.51	257.02	650.00	-60.46
10-1-000-006-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Line 94200	220.09	2,454.16	-2,234.07	7,362.48	843.33	29,450.00	-97.14
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	3,652.00	5,262.00	-1,610.00	15,786.00	8,264.50	63,144.00	-86.91
10-1-000-006-4430.010 Garbage & Trash Cont	373.50	333.33	40.17	999.99	1,020.50	4,000.00	-74.49
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	3,750.00	-3,750.00	11,250.00	0.00	45,000.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	0.00	208.33	-208.33	624.99	0.00	2,500.00	-100.00
10-1-000-006-4430.050 Landscape & Grds Cont	98.00	208.33	-110.33	624.99	98.00	2,500.00	-96.08
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	342.00	83.33	258.67	249.99	110.00	1,000.00	-89.00
10-1-000-006-4430.080 Plumbing Contracts	0.00	333.33	-333.33	999.99	0.00	4,000.00	-100.00
10-1-000-006-4430.090 Extermination Contracts	950.00	208.33	741.67	624.99	2,650.00	2,500.00	6.00
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routine Maint Cont	0.00	583.33	-583.33	1,749.99	0.00	7,000.00	-100.00
10-1-000-006-4430.111 Flooring Contract	7,650.00	666.67	6,983.33	2,000.01	8,486.76	8,000.00	6.08
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.121 Laundry Equip Contract	0.00	166.67	-166.67	500.01	100.00	2,000.00	-95.00
10-1-000-006-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 94300	13,065.50	11,845.32	1,220.18	35,535.96	20,729.76	142,144.00	-85.42
94500 Maintenance - Ordinary/Benefits							
10-1-000-006-4410.500 Maint Emp Benefit	322.93	593.00	-270.07	1,779.00	886.82	7,116.00	-87.54
Total Line 94500	322.93	593.00	-270.07	1,779.00	886.82	7,116.00	-87.54
94000 TOTAL MAINTENANCE EXPENSES	11,704.68	16,253.48	-4,548.80	48,760.44	24,398.39	195,042.00	-87.49
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	612.00	510.00	102.00	1,530.00	1,326.00	6,120.00	-78.33
10-1-000-006-4480.100 ADT Contract	88.98	150.00	-61.02	450.00	1,221.69	1,800.00	-32.13
10-1-000-006-4480.500 Other Security Contract	540.00	333.33	206.67	999.99	540.00	4,000.00	-86.50
Total Line 95200	1,240.98	993.33	247.65	2,979.99	3,087.69	11,920.00	-74.10
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	1,240.98	993.33	247.65	2,979.99	3,087.69	11,920.00	-74.10
INSURANCE PREMIUMS EXPENSE							
96110 Property 120 Liab. 130 Work Comp							
10-1-000-006-4510.010 Property Insurance	1,567.80	1,600.00	-32.20	4,800.00	4,703.40	19,200.00	-75.50
10-1-000-006-4510.020 Liability Insurance	126.03	129.00	-2.97	387.00	378.09	1,548.00	-75.58
10-1-000-006-4510.030 Work Comp	23.69	29.00	-5.31	87.00	71.07	348.00	-79.58
Total Line 96110 96120 96130	1,717.52	1,758.00	-40.48	5,274.00	5,152.56	21,096.00	-75.58
96140 All Other Insurance							
10-1-000-006-4510.015 Equipment Insurance	55.02	57.00	-1.98	171.00	165.06	684.00	-75.87
10-1-000-006-4510.025 PE & PO Insurance	6.92	8.00	-1.08	24.00	20.76	96.00	-78.38
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	65.00	-3.06	195.00	185.82	780.00	-76.18
96100 TOTAL INSURANCE PREMIUMS EXP	1,779.46	1,823.00	-43.54	5,469.00	5,338.38	21,876.00	-75.60

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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	1,322.27	1,233.25	89.02	3,699.75	4,339.39	14,799.00	-70.68
Total Line 96300	1,322.27	1,233.25	89.02	3,699.75	4,339.39	14,799.00	-70.68
96400 Bad Debt - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	550.86	0.00	550.86	0.00	468.96	0.00	
Total Line 96400	550.86	0.00	550.86	0.00	468.96	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	1,873.13	1,233.25	639.88	3,699.75	4,808.35	14,799.00	-67.51
96900 TOTAL OPERATING EXPENSE	28,346.11	34,377.48	-6,031.37	103,132.44	69,846.03	412,530.00	-83.07
97000 NET REVENUE/EXPENSE (-Gain/Loss)	2,160.51	6,019.91	-3,859.40	18,059.73	-5,366.32	72,239.00	-107.43
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	3,575.00	0.00	3,575.00	0.00	10,725.00	0.00	
Total Line 97400	3,575.00	0.00	3,575.00	0.00	10,725.00	0.00	
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	3,575.00	0.00	3,575.00	0.00	10,725.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
OTHER FINANCING SOURCES (USES)							
10010 Operating Transfer In							
Total Line 10010	0.00	0.00	0.00	0.00	0.00	0.00	
10020 Operating Transfer Out							
Total Line 10020	0.00	0.00	0.00	0.00	0.00	0.00	
10030 Operating Xfers from/to Government							
Total Line 10030	0.00	0.00	0.00	0.00	0.00	0.00	
10040 Oper Xfers from/to Component Unit							
Total Line 10040	0.00	0.00	0.00	0.00	0.00	0.00	
10060 Proceeds Sale Property -gain/loss							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10070 Extraordinary Items Net -Gain/Loss							
Total Line 10050	0.00	0.00	0.00	0.00	0.00	0.00	
10080 Special Items (Net -Gain/Loss)							
Total Line 10060	0.00	0.00	0.00	0.00	0.00	0.00	
10093 Xfers - In between Amps							
10-1-000-006-9111.000 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)	5,735.51	6,019.91	-284.40	18,059.73	5,358.68	72,239.00	-92.58

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	72.00	72.00	0.00	216.00	216.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-27,134.00	-28,909.33	1,775.33	-86,727.99	-80,737.00	-346,912.00	-76.73
60-1-000-000-5125.000 PHA Rent	-8,464.00	-11,000.00	2,536.00	-33,000.00	-26,300.00	-132,000.00	-80.08
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	-450.00	0.00	-450.00	0.00	-922.00	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	-36,048.00	-39,909.33	3,861.33	-119,727.99	-107,959.00	-478,912.00	-77.46
70400 Tenant Revenue - Other							
60-1-000-000-5910.000 Laundry Income	-282.25	-625.00	342.75	-1,875.00	-1,319.25	-7,500.00	-82.41
60-1-000-000-5920.000 Bad Check Charges	-20.00	-3.33	-16.67	-9.99	-40.00	-40.00	0.00
60-1-000-000-5920.100 Deposits Forfeited	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5922.000 Labor & Materials	-381.00	-600.00	219.00	-1,800.00	-1,241.00	-7,200.00	-82.76
60-1-000-000-5923.000 Misc Charges	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5925.000 Late Charges	-6.00	-60.00	54.00	-180.00	-178.00	-720.00	-75.28
60-1-000-000-5926.000 Violation Charges	0.00	-40.42	40.42	-121.26	0.00	-485.00	-100.00
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-689.25	-1,328.75	639.50	-3,986.25	-2,778.25	-15,945.00	-82.58
70500 TOTAL TENANT REVENUE	-36,737.25	-41,238.08	4,500.83	-123,714.24	-110,737.25	-494,857.00	-77.62
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	-309.64	-700.00	390.36	-2,100.00	-800.37	-8,400.00	-90.47
60-1-000-000-5410.025 Interest Inc - Sec Dep	-0.55	-0.58	0.03	-1.74	-1.67	-7.00	-76.14
Total Line 71100	-310.19	-700.58	390.39	-2,101.74	-802.04	-8,407.00	-90.46
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	-16.67	16.67	-50.01	0.00	-200.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	-83.33	83.33	-249.99	0.00	-1,000.00	-100.00
Total Line 71500	0.00	-100.00	100.00	-300.00	0.00	-1,200.00	-100.00
72000 Investment Income - Restricted							
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 72000	0.00	0.00	0.00	0.00	0.00	0.00	
70000 TOTAL REVENUE	-37,047.44	-42,038.66	4,991.22	-126,115.98	-111,539.29	-504,464.00	-77.89

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-000-6310.000 Admin Salaries	1,147.50	1,507.00	-359.50	4,521.00	1,182.60	18,084.00	-93.46
60-1-000-000-6330.000 Manager Salaries	2,499.76	2,875.00	-375.24	8,625.00	7,749.26	34,500.00	-77.54
Total Line 91100	3,647.26	4,382.00	-734.74	13,146.00	8,931.86	52,584.00	-83.01
91200 Auditing Fees							
60-1-000-000-6350.000 Audit	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
Total Line 91200	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
91300 Management Fee							
60-1-000-000-6320.000 Management Fees	3,692.00	3,744.00	-52.00	11,232.00	11,076.00	44,928.00	-75.35
Total Line 91300	3,692.00	3,744.00	-52.00	11,232.00	11,076.00	44,928.00	-75.35
91310 Book-keeping Fee							
60-1-000-000-6351.000 Bookkeeping Fees	532.50	540.00	-7.50	1,620.00	1,597.50	6,480.00	-75.35
Total Line 91310	532.50	540.00	-7.50	1,620.00	1,597.50	6,480.00	-75.35
91400 Advertising & Marketing							
60-1-000-000-6210.000 Advertising	0.00	30.00	-30.00	90.00	0.00	360.00	-100.00
Total Line 91400	0.00	30.00	-30.00	90.00	0.00	360.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-000-6310.500 Admin Benefits	289.42	374.00	-84.58	1,122.00	309.85	4,488.00	-93.10
60-1-000-000-6330.500 Manager's Benefits	944.69	1,033.00	-88.31	3,099.00	2,915.38	12,396.00	-76.48
Total Line 91500	1,234.11	1,407.00	-172.89	4,221.00	3,225.23	16,884.00	-80.90
91600 Office Expense							
60-1-000-000-6250.000 Misc Rent Expense	143.27	125.00	18.27	375.00	163.27	1,500.00	-89.12
60-1-000-000-6311.000 Office Exp - BW	124.05	202.50	-78.45	607.50	141.13	2,430.00	-94.19
60-1-000-000-6311.050 Office Rental Exp	243.00	271.50	-28.50	814.50	729.00	3,258.00	-77.62
60-1-000-000-6311.100 Phone/Internet Exp	97.50	116.67	-19.17	350.01	256.52	1,400.00	-81.68
60-1-000-000-6311.150 IT Support	119.53	166.67	-47.14	500.01	162.66	2,000.00	-91.87
60-1-000-000-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
Total Line 91600	727.35	899.01	-171.66	2,697.03	1,452.58	10,788.00	-86.54
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	300.00	259.47	1,200.00	-78.38
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	170.63	110.00	60.63	330.00	277.83	1,320.00	-78.95
Total Line 91800	170.63	210.00	-39.37	630.00	537.30	2,520.00	-78.68
91900 Other Expense							
60-1-000-000-6350.700 Mental Health Fee	864.00	864.00	0.00	2,592.00	3,312.00	10,368.00	-68.06
60-1-000-000-6350.800 Participant Fee	864.00	864.00	0.00	2,592.00	1,728.00	10,368.00	-83.33
60-1-000-000-6352.500 Other Fee Exp	0.00	1.67	-1.67	5.01	0.00	20.00	-100.00
60-1-000-000-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	437.50	2,000.00	-78.13
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6380.000 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
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	24.84	50.00	-25.16	150.00	48.84	600.00	-91.86
60-1-000-000-6399.000 Other Administrative	0.00	83.33	-83.33	249.99	25.00	1,000.00	-97.50
Total Line 91900	1,752.84	2,029.67	-276.83	6,089.01	5,551.34	24,356.00	-77.21
91000 TOTAL OPERATING EXPENSE - Admin	11,756.69	13,358.68	-1,601.99	40,076.04	32,371.81	160,304.00	-79.81

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-000-6450.000 Utilites - Electric	472.60	425.00	47.60	1,275.00	1,001.75	5,100.00	-80.36
60-1-000-000-6451.000 Utilities - Water	1,667.31	900.00	767.31	2,700.00	2,824.94	10,800.00	-73.84
60-1-000-000-6452.000 Utilities - Gas	101.36	125.00	-23.64	375.00	246.47	1,500.00	-83.57
60-1-000-000-6453.000 Utilities - Sewer	3,569.23	1,800.00	1,769.23	5,400.00	6,243.86	21,600.00	-71.09
Total Line 93100, 93200, 93300, 93600	5,810.50	3,250.00	2,560.50	9,750.00	10,317.02	39,000.00	-73.55
93000 TOTAL UTILITIES EXPENSES	5,810.50	3,250.00	2,560.50	9,750.00	10,317.02	39,000.00	-73.55
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-000-6510.000 Maint Salaries	3,776.80	4,141.67	-364.87	12,425.01	11,708.08	49,700.00	-76.44
60-1-000-000-6510.100 OT Maintenance	0.00	200.00	-200.00	600.00	305.55	2,400.00	-87.27
60-1-000-000-6510.200 Maint from Amps	0.00	166.67	-166.67	500.01	52.50	2,000.00	-97.38
Total Line 94100	3,776.80	4,508.34	-731.54	13,525.02	12,066.13	54,100.00	-77.70
94200 Maintenance - Materials/Supplies							
60-1-000-000-6515.010 Garbage/Trash Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.020 Heat/Cool Supplies	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
60-1-000-000-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6515.050 Lndscape/Grnd Supplies	31.68	250.00	-218.32	750.00	81.68	3,000.00	-97.28
60-1-000-000-6515.070 Electrical Supplies	0.00	135.00	-135.00	405.00	26.96	1,620.00	-98.34
60-1-000-000-6515.080 Plumbing Supplies	373.83	400.00	-26.17	1,200.00	597.90	4,800.00	-87.54
60-1-000-000-6515.090 Extermination Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
60-1-000-000-6515.100 Janitorial Supplies	89.01	150.00	-60.99	450.00	132.72	1,800.00	-92.63
60-1-000-000-6515.110 Routine Maint. Supplies	82.45	983.33	-900.88	2,949.99	869.83	11,800.00	-92.63
60-1-000-000-6515.114 Painting Supplies - BW	0.00	140.00	-140.00	420.00	475.98	1,680.00	-71.67
60-1-000-000-6515.115 Refrigerators	0.00	275.00	-275.00	825.00	0.00	3,300.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	150.00	-150.00	450.00	0.00	1,800.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	62.50	-62.50	187.50	0.00	750.00	-100.00
60-1-000-000-6515.500 Small Tools/Equipment	0.00	16.67	-16.67	50.01	79.99	200.00	-60.01
Total Line 94200	576.97	2,804.17	-2,227.20	8,412.51	2,265.06	33,650.00	-93.27
94300 Maintenance - Contracts							
60-1-000-000-6520.010 Garbage/Trash Contract	1,120.70	1,183.33	-62.63	3,549.99	3,364.70	14,200.00	-76.30
60-1-000-000-6520.020 Heat/Cool Contract	0.00	291.67	-291.67	875.01	0.00	3,500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-000-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.050 Landscape&Grds Cont	179.00	916.67	-737.67	2,750.01	529.00	11,000.00	-95.19
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	195.00	0.00	780.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	666.67	-666.67	2,000.01	0.00	8,000.00	-100.00
60-1-000-000-6520.090 Extermination Contract	0.00	485.00	-485.00	1,455.00	850.00	5,820.00	-85.40
60-1-000-000-6520.100 Janitorial Contract	0.00	97.92	-97.92	293.76	225.00	1,175.00	-80.85
60-1-000-000-6520.110 Routine Maint. Contract	0.00	1,491.67	-1,491.67	4,475.01	167.00	17,900.00	-99.07
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	3,188.00	1,383.33	1,804.67	4,149.99	3,188.00	16,600.00	-80.80
60-1-000-000-6520.120 Misc. Other Contracts	-680.00	1,766.67	-2,446.67	5,300.01	0.00	21,200.00	-100.00
Total Line 94300 - (sub acct)	3,807.70	8,514.60	-4,706.90	25,543.80	8,323.70	102,175.00	-91.85
94500 Maintenance - Ordinary/Benefits							
60-1-000-000-6510.500 Maint. Employee Ben.	1,607.56	1,666.67	-59.11	5,000.01	5,031.74	20,000.00	-74.84
Total Line 94500	1,607.56	1,666.67	-59.11	5,000.01	5,031.74	20,000.00	-74.84
94000 TOTAL MAINTENANCE EXPENSES	9,769.03	17,493.78	-7,724.75	52,481.34	27,686.63	209,925.00	-86.81
TOTAL PROTECTIVE SERVICES EXPENSE							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-000-6580.006 Safety/Sec Labor Fee	864.00	720.00	144.00	2,160.00	2,736.00	8,640.00	-68.33
60-1-000-000-6580.100 ADT Contract	70.99	99.00	-28.01	297.00	270.20	1,188.00	-77.26
60-1-000-000-6580.500 Other Safety Contracts	0.00	61.67	-61.67	185.01	295.50	740.00	-60.07
Total Line 95200	934.99	880.67	54.32	2,642.01	3,301.70	10,568.00	-68.76
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	934.99	880.67	54.32	2,642.01	3,301.70	10,568.00	-68.76
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-000-6720.000 Property Insurance	1,551.51	1,583.00	-31.49	4,749.00	4,654.53	18,996.00	-75.50
Total Line 96110	1,551.51	1,583.00	-31.49	4,749.00	4,654.53	18,996.00	-75.50
96120 Liability Insurance							
60-1-000-000-6721.000 Liability Insurance	177.01	181.00	-3.99	543.00	531.03	2,172.00	-75.55
Total Line 96120	177.01	181.00	-3.99	543.00	531.03	2,172.00	-75.55
96130 Workmen's Compensation							
60-1-000-000-6722.000 Work Comp Insurance	231.39	302.00	-70.61	906.00	694.17	3,624.00	-80.85
Total Line 96130	231.39	302.00	-70.61	906.00	694.17	3,624.00	-80.85
96140 All Other Insurance							
60-1-000-000-6720.500 Equipment Insurance	77.28	79.00	-1.72	237.00	231.84	948.00	-75.54
60-1-000-000-6721.500 PE & PO Insurance	85.77	91.00	-5.23	273.00	257.31	1,092.00	-76.44
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	163.05	170.00	-6.95	510.00	489.15	2,040.00	-76.02
96100 TOTAL INSURANCE PREMIUMS EXP	2,122.96	2,236.00	-113.04	6,708.00	6,368.88	26,832.00	-76.26
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	125.01	0.00	500.00	-100.00
Total Line 96210	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
96300 Payment In Lieu Of Taxes - PILOT							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,511.88	2,264.42	-752.54	6,793.26	4,882.10	27,173.00	-82.03
Total Line 96300	1,511.88	2,264.42	-752.54	6,793.26	4,882.10	27,173.00	-82.03
96400 Bad Debt - Tenant Rents							
60-1-000-000-6370.000 Bad Debt	53.10	266.67	-213.57	800.01	-354.98	3,200.00	-111.09
Total Line 96400	53.10	266.67	-213.57	800.01	-354.98	3,200.00	-111.09
96000 TOTAL OTHER GENERAL EXPENSES	1,564.98	2,572.76	-1,007.78	7,718.28	4,527.12	30,873.00	-85.34
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-000-6810.000 Interest Exp Payable	1,348.86	1,440.00	-91.14	4,320.00	4,045.40	17,280.00	-76.59
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,348.86	1,440.00	-91.14	4,320.00	4,045.40	17,280.00	-76.59
96700 TOTAL INTEREST EXP & AMORT	1,348.86	1,440.00	-91.14	4,320.00	4,045.40	17,280.00	-76.59
96900 TOTAL OPERATING EXPENSE	33,308.01	41,231.89	-7,923.88	123,695.67	88,618.56	494,782.00	-82.09
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-3,739.43	-806.77	-2,932.66	-2,420.31	-22,920.73	-9,682.00	136.74

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-000-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6910.030 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							
60-1-000-000-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.020 Casualty Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6920.030 Casualty Contract	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							
60-1-000-000-6600.000 Depreciation Exp - BW	9,873.00	8,333.33	1,539.67	24,999.99	29,619.00	100,000.00	-70.38
Total Line 97400	9,873.00	8,333.33	1,539.67	24,999.99	29,619.00	100,000.00	-70.38
TOTAL MISCELLANEOUS EXPENSES	9,873.00	8,333.33	1,539.67	24,999.99	29,619.00	100,000.00	-70.38
90000 TOTAL EXPENSES	43,181.01	49,565.22	-6,384.21	148,695.66	118,237.56	594,782.00	-80.12
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-000-9111.000 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							
60-1-000-000-9111.100 Xfers Out from Amps	0.00	1,814.83	-1,814.83	5,444.49	0.00	21,778.00	-100.00
Total Line 10094	0.00	1,814.83	-1,814.83	5,444.49	0.00	21,778.00	-100.00
10100 TOTAL OTHER FINANCING SOURCES	0.00	1,814.83	-1,814.83	5,444.49	0.00	21,778.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	6,133.57	11,156.22	-5,022.65	33,468.66	6,698.27	133,874.00	-95.00

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
pum	65.00	72.00	0.00	216.00	195.00	864.00	0.00
REVENUE							
70300 Net Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,838.00	-28,277.00	5,439.00	-84,831.00	-68,241.00	-339,324.00	-79.89
60-1-000-001-5125.000 PHA Rent	-2,980.00	-3,083.00	103.00	-9,249.00	-9,563.00	-36,996.00	-74.15
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	-139.00	0.00	-139.00	0.00	-239.00	0.00	
60-1-000-001-5970.000 Excess Rent	-1,610.00	-400.00	-1,210.00	-1,200.00	-4,924.00	-4,800.00	2.58
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	-27,567.00	-31,760.00	4,193.00	-95,280.00	-82,967.00	-381,120.00	-78.23
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	-3.33	3.33	-9.99	-40.00	-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	-341.00	-625.00	284.00	-1,875.00	-627.00	-7,500.00	-91.64
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	0.00	-100.00	100.00	-300.00	-132.00	-1,200.00	-89.00
60-1-000-001-5926.000 Violation Charges	0.00	-42.50	42.50	-127.50	0.00	-510.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70400	-341.00	-770.83	429.83	-2,312.49	-799.00	-9,250.00	-91.36
70500 TOTAL TENANT REVENUE	-27,908.00	-32,530.83	4,622.83	-97,592.49	-83,766.00	-390,370.00	-78.54
70600 HUD PHA Operating Grants							
60-1-000-001-5126.000 HAP - Prairie S8	-4,994.00	-4,600.00	-394.00	-13,800.00	-14,786.00	-55,200.00	-73.21
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 70600	-4,994.00	-4,600.00	-394.00	-13,800.00	-14,786.00	-55,200.00	-73.21
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	-0.44	-0.42	-0.02	-1.26	-1.34	-5.00	-73.20
Total Line 71100	-0.44	-0.42	-0.02	-1.26	-1.34	-5.00	-73.20
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	-271.50	28.50	-814.50	-729.00	-3,258.00	-77.62
60-1-000-001-5900.000 Other Income	-275.00	0.00	-275.00	0.00	-175.00	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	-518.00	-271.50	-246.50	-814.50	-904.00	-3,258.00	-72.25
72000 Investment Income - Restricted							
60-1-000-001-5440.000 Rep Res Interest	-667.22	-178.00	-489.22	-534.00	-667.22	-2,136.00	-68.76
60-1-000-001-5450.000 Residual Res Int Inc	-1.36	-4.50	3.14	-13.50	-1.36	-54.00	-97.48
Total Line 72000	-668.58	-182.50	-486.08	-547.50	-668.58	-2,190.00	-69.47
70000 TOTAL REVENUE	-34,089.02	-37,585.25	3,496.23	-112,755.75	-100,125.92	-451,023.00	-77.80

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
EXPENSES							
ADMINISTRATIVE							
91100 Administrative Salaries							
60-1-000-001-6310.000 Admin Salaries	1,147.50	1,507.00	-359.50	4,521.00	1,182.60	18,084.00	-93.46
60-1-000-001-6330.000 Manager's Salaries	2,499.74	2,875.00	-375.26	8,625.00	7,749.19	34,500.00	-77.54
Total Line 91100	3,647.24	4,382.00	-734.76	13,146.00	8,931.79	52,584.00	-83.01
91200 Auditing Fees							
60-1-000-001-6350.000 Audit	0.00	650.00	-650.00	1,950.00	0.00	7,800.00	-100.00
Total Line 91200	0.00	650.00	-650.00	1,950.00	0.00	7,800.00	-100.00
91300 Management Fee							
60-1-000-001-6320.000 Management Fees	3,380.00	3,380.00	0.00	10,140.00	10,140.00	40,560.00	-75.00
Total Line 91300	3,380.00	3,380.00	0.00	10,140.00	10,140.00	40,560.00	-75.00
91310 Book-keeping Fee							
60-1-000-001-6351.000 Bookkeeping Fees	487.50	488.00	-0.50	1,464.00	1,462.50	5,856.00	-75.03
Total Line 91310	487.50	488.00	-0.50	1,464.00	1,462.50	5,856.00	-75.03
91400 Advertising & Marketing							
60-1-000-001-6210.000 Advertising	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
Total Line 91400	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
91500 Benefit Contributions - Admin							
60-1-000-001-6310.500 Admin Benefits	289.44	374.00	-84.56	1,122.00	309.87	4,488.00	-93.10
60-1-000-001-6330.500 Manager's Benefits	944.67	0.00	944.67	0.00	2,915.34	0.00	
Total Line 91500	1,234.11	374.00	860.11	1,122.00	3,225.21	4,488.00	-28.14
91600 Office Expense							
60-1-000-001-6250.000 Misc. Rent Expense	175.57	108.33	67.24	324.99	175.57	1,300.00	-86.49
60-1-000-001-6311.000 Office Exp - PL	124.06	202.50	-78.44	607.50	141.14	2,430.00	-94.19
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	97.47	116.67	-19.20	350.01	256.44	1,400.00	-81.68
60-1-000-001-6311.150 IT Support	119.47	166.67	-47.20	500.01	162.59	2,000.00	-91.87
60-1-000-001-6311.200 Office Furniture	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
Total Line 91600	516.57	610.84	-94.27	1,832.52	735.74	7,330.00	-89.96
91700 Legal Expense							
60-1-000-001-6340.000 Legal	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
Total Line 91700	0.00	117.00	-117.00	351.00	0.00	1,404.00	-100.00
91800 Travel Expense							
60-1-000-001-6365.000 Travel - Staff	0.00	100.00	-100.00	300.00	259.47	1,200.00	-78.38
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	296.62	100.00	196.62	300.00	472.15	1,200.00	-60.65
Total Line 91800	296.62	200.00	96.62	600.00	731.62	2,400.00	-69.52
91900 Other Expense							
60-1-000-001-6350.700 Mental Health Fee	780.00	780.00	0.00	2,340.00	2,990.00	9,360.00	-68.06
60-1-000-001-6350.800 Participant Fee	780.00	780.00	0.00	2,340.00	1,560.00	9,360.00	-83.33
60-1-000-001-6352.500 Other Fee Exp	0.00	1.67	-1.67	5.01	0.00	20.00	-100.00
60-1-000-001-6360.000 Training - Staff	0.00	166.67	-166.67	500.01	437.50	2,000.00	-78.13
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	83.33	-83.33	249.99	0.00	1,000.00	-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	116.67	-116.67	350.01	0.00	1,400.00	-100.00
60-1-000-001-6390.000 Fee for Service Exp	20.56	45.83	-25.27	137.49	44.56	550.00	-91.90
60-1-000-001-6399.000 Other Administrative	0.00	0.00	0.00	0.00	25.00	0.00	
Total Line 91900	1,580.56	1,974.17	-393.61	5,922.51	5,057.06	23,690.00	-78.65
91000 TOTAL OPERATING EXPENSE - Admin	11,142.60	12,209.34	-1,066.74	36,628.02	30,283.92	146,512.00	-79.33

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
UTILITIES							
93100 Water,200 Elect,300 Gas,600 Sewer							
60-1-000-001-6450.000 Utilities Electric	273.56	310.00	-36.44	930.00	660.84	3,720.00	-82.24
60-1-000-001-6451.000 Utilities Water	1,214.53	1,035.00	179.53	3,105.00	2,603.57	12,420.00	-79.04
60-1-000-001-6452.000 Utilities Gas	54.74	140.00	-85.26	420.00	167.41	1,680.00	-90.04
60-1-000-001-6453.000 Utilities Sewer	2,828.14	2,200.00	628.14	6,600.00	5,962.59	26,400.00	-77.41
Total Line 93100, 93200, 93300, 93600	4,370.97	3,685.00	685.97	11,055.00	9,394.41	44,220.00	-78.76
93000 TOTAL UTILITIES EXPENSES	4,370.97	3,685.00	685.97	11,055.00	9,394.41	44,220.00	-78.76
MAINTENANCE & OPERATIONS EXPENSE							
94100 Maintenance - Labor							
60-1-000-001-6510.000 Maintenance Salaries	3,776.80	4,141.67	-364.87	12,425.01	11,708.08	49,700.00	-76.44
60-1-000-001-6510.100 OT Maintenance	0.00	200.00	-200.00	600.00	305.55	2,400.00	-87.27
60-1-000-001-6510.200 Maint from Amps	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
Total Line 94100	3,776.80	4,508.34	-731.54	13,525.02	12,013.63	54,100.00	-77.79
94200 Maintenance - Materials/Supplies							
60-1-000-001-6515.010 Garbage/Trash Supples	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.020 Heat/Cool Supplies	0.00	185.00	-185.00	555.00	0.00	2,220.00	-100.00
60-1-000-001-6515.030 Snow Removal Supplies	0.00	58.33	-58.33	174.99	0.00	700.00	-100.00
60-1-000-001-6515.040 Roofing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6515.050 Lndscape/Grnd Supplies	77.35	450.00	-372.65	1,350.00	201.83	5,400.00	-96.26
60-1-000-001-6515.070 Electrical Supplies	0.00	100.00	-100.00	300.00	0.00	1,200.00	-100.00
60-1-000-001-6515.080 Plumbing Supplies	0.00	656.67	-656.67	1,970.01	1,050.47	7,880.00	-86.67
60-1-000-001-6515.090 Extermination Supplies	0.00	25.00	-25.00	75.00	0.00	300.00	-100.00
60-1-000-001-6515.100 Janitorial Supplies	0.00	60.00	-60.00	180.00	36.21	720.00	-94.97
60-1-000-001-6515.110 Routine Maint. Supplies	11.16	666.67	-655.51	2,000.01	22.15	8,000.00	-99.72
60-1-000-001-6515.114 Painting Supplies - PL	0.00	185.00	-185.00	555.00	0.00	2,220.00	-100.00
60-1-000-001-6515.115 Refrigerators	0.00	275.00	-275.00	825.00	0.00	3,300.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	225.00	-225.00	675.00	0.00	2,700.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	249.99	190.39	1,000.00	-80.96
60-1-000-001-6515.500 Small Tools/Equipment	0.00	33.33	-33.33	99.99	0.00	400.00	-100.00
Total Line 94200	88.51	3,003.33	-2,914.82	9,009.99	1,501.05	36,040.00	-95.84
94300 Maintenance - Contracts							
60-1-000-001-6520.010 Garbage/Trash Contract	678.70	725.00	-46.30	2,175.00	2,088.70	8,700.00	-75.99
60-1-000-001-6520.020 Heat/Cool Contract	0.00	375.00	-375.00	1,125.00	661.38	4,500.00	-85.30
60-1-000-001-6520.030 Snow Removal Contract	0.00	166.67	-166.67	500.01	0.00	2,000.00	-100.00
60-1-000-001-6520.040 Roofing Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	1,341.67	-1,341.67	4,025.01	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	50.01	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	550.00	-550.00	1,650.00	205.19	6,600.00	-96.89
60-1-000-001-6520.090 Extermin Contract	0.00	283.33	-283.33	849.99	0.00	3,400.00	-100.00
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	10.62	75.00	-64.38	225.00	10.62	900.00	-98.82
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	1,118.33	-1,118.33	3,354.99	0.00	13,420.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	1,333.33	-1,333.33	3,999.99	0.00	16,000.00	-100.00
Total Line 94300 - (sub accts)	689.32	5,985.00	-5,295.68	17,955.00	2,965.89	71,820.00	-95.87
94500 Maintenance - Ordinary/Benefits							
60-1-000-001-6510.500 Maint.Benefits	1,607.62	1,666.67	-59.05	5,000.01	5,031.91	20,000.00	-74.84
Total Line 94500	1,607.62	1,666.67	-59.05	5,000.01	5,031.91	20,000.00	-74.84
94000 TOTAL MAINTENANCE EXPENSES	6,162.25	15,163.34	-9,001.09	45,490.02	21,512.48	181,960.00	-88.18
TOTAL PROTECTIVE SERVICES EXPENSE							

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Knox County Housing Authority
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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
95100 Protective Services - Labor							
Total Line 95100	0.00	0.00	0.00	0.00	0.00	0.00	
95200 Protective Services - Contract							
60-1-000-001-6580.006 Safety/Sec Labor Fee	780.00	780.00	0.00	2,340.00	2,470.00	9,360.00	-73.61
60-1-000-001-6580.100 ADT Contract	70.98	98.00	-27.02	294.00	270.17	1,176.00	-77.03
60-1-000-001-6580.500 Other Safety Contracts	0.00	30.00	-30.00	90.00	143.25	360.00	-60.21
Total Line 95200	850.98	908.00	-57.02	2,724.00	2,883.42	10,896.00	-73.54
95300 Protective Services - Other							
Total Line 95300	0.00	0.00	0.00	0.00	0.00	0.00	
95000 TOTAL PROTECTIVE SERVICES EXP	850.98	908.00	-57.02	2,724.00	2,883.42	10,896.00	-73.54
INSURANCE PREMIUMS EXPENSE							
96110 Property Insurance							
60-1-000-001-6720.000 Prpoerty Insurance	1,563.36	1,250.00	313.36	3,750.00	4,690.08	15,000.00	-68.73
Total LIne 96110	1,563.36	1,250.00	313.36	3,750.00	4,690.08	15,000.00	-68.73
96120 Liability Insurance							
60-1-000-001-6721.000 Liability Insurance	160.03	165.00	-4.97	495.00	480.09	1,980.00	-75.75
Total Line 96120	160.03	165.00	-4.97	495.00	480.09	1,980.00	-75.75
96130 Workmen's Compensation							
60-1-000-001-6722.000 Work Comp Insurance	231.39	291.67	-60.28	875.01	694.17	3,500.00	-80.17
Total Line 96130	231.39	291.67	-60.28	875.01	694.17	3,500.00	-80.17
96140 All Other Insurance							
60-1-000-001-6720.500 Equipment Insurance	69.86	66.67	3.19	200.01	209.58	800.00	-73.80
60-1-000-001-6721.500 PE & PO Insuranace	85.77	91.00	-5.23	273.00	257.31	1,092.00	-76.44
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96140	155.63	157.67	-2.04	473.01	466.89	1,892.00	-75.32
96100 TOTAL INSURANCE PREMIUMS EXP	2,110.41	1,864.34	246.07	5,593.02	6,331.23	22,372.00	-71.70
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	1,341.15	1,440.25	-99.10	4,320.75	4,208.18	17,283.00	-75.65
Total Line 96300	1,341.15	1,440.25	-99.10	4,320.75	4,208.18	17,283.00	-75.65
96400 Bad Debt - Tenant Rents							
60-1-000-001-6370.000 Bad Debt	279.91	87.50	192.41	262.50	-367.09	1,050.00	-134.96
Total Line 96400	279.91	87.50	192.41	262.50	-367.09	1,050.00	-134.96
96000 TOTAL OTHER GENERAL EXPENSES	1,621.06	1,527.75	93.31	4,583.25	3,841.09	18,333.00	-79.05
INTEREST & AMORTIZATION EXPENSE							
96710 Interest of Mortgage/Bond Payable							
60-1-000-001-6810.000 Interest Exp Payable	1,348.85	1,500.00	-151.15	4,500.00	4,045.38	18,000.00	-77.53
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Line 96710	1,348.85	1,500.00	-151.15	4,500.00	4,045.38	18,000.00	-77.53
96700 TOTAL INTEREST EXP & AMORT	1,348.85	1,500.00	-151.15	4,500.00	4,045.38	18,000.00	-77.53
96900 TOTAL OPERATING EXPENSE	27,607.12	36,857.77	-9,250.65	110,573.31	78,291.93	442,293.00	-82.30
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-6,481.90	-727.48	-5,754.42	-2,182.44	-21,833.99	-8,730.00	150.10

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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 %
MISCELLANEOUS EXPENSE							
97100 Extraordinary Maintenance							
60-1-000-001-6910.010 Extraordinary Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.020 Extraordinary Materials	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6910.030 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							
60-1-000-001-6920.010 Casualty Labor	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.020 Casualty Material	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6920.030 Casualty Contract	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							
60-1-000-001-6600.000 Depreciation Exp - PL	7,235.00	7,210.50	24.50	21,631.50	21,705.00	86,526.00	-74.92
Total Line 97400	7,235.00	7,210.50	24.50	21,631.50	21,705.00	86,526.00	-74.92
TOTAL MISCELLANEOUS EXPENSES	7,235.00	7,210.50	24.50	21,631.50	21,705.00	86,526.00	-74.92
90000 TOTAL EXPENSES	34,842.12	45,101.27	-10,259.15	135,303.81	99,996.93	541,215.00	-81.52
OTHER FINANCING SOURCES (USES)							
10093 Xfers							
60-1-000-001-9111.000 Xfers In from Amps	0.00	-1,814.83	1,814.83	-5,444.49	0.00	-21,778.00	-100.00
Total Line 10093	0.00	-1,814.83	1,814.83	-5,444.49	0.00	-21,778.00	-100.00
10094							
60-1-000-001-9111.100 Xfers Out from Amps	0.00	1,666.67	-1,666.67	5,000.01	0.00	20,000.00	-100.00
Total Line 10094	0.00	1,666.67	-1,666.67	5,000.01	0.00	20,000.00	-100.00
10100 TOTAL OTHER FINANCING SOURCES	0.00	-148.16	148.16	-444.48	0.00	-1,778.00	-100.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	753.10	7,219.70	-6,466.60	21,659.10	-128.99	86,636.00	-100.15

MEMO ACCOUNT INFORMATION

11020 Req'd Annual Debt Principal Pmts							
Total 2130.000 accts on BS's	0.00	0.00	0.00	0.00	0.00	0.00	

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	280.00	280.00	0.00	840.00	840.00	3,360.00	0.00
ADMIN REVENUE							
ADMIN OPERATING INCOME							
Admin Fee Subsidy							
30-1-000-000-8026.500 Admin Fee Sub - Cur Yr	-13,740.00	-12,496.17	-1,243.83	-37,488.51	-41,008.00	-149,954.00	-72.65
Total Admin Fee Subsidy	-13,740.00	-12,496.17	-1,243.83	-37,488.51	-41,008.00	-149,954.00	-72.65
Interest Income							
30-1-000-000-3300.000 Int Reserve	-5.83	-5.00	-0.83	-15.00	-16.05	-60.00	-73.25
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	-5.83	-5.00	-0.83	-15.00	-16.05	-60.00	-73.25
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	-140.00	140.00	-420.00	-1,116.00	-1,680.00	-33.57
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	-140.00	140.00	-420.00	-1,116.00	-1,680.00	-33.57
TOTAL ADMIN OPERATING INCOME	-13,745.83	-12,641.17	-1,104.66	-37,923.51	-42,140.05	-151,694.00	-72.22
ADMIN EXPENSES							
ADMIN OPERATING EXPENSE							
Admin Salaries							
30-1-000-000-4110.000 Admin Salaries	7,734.34	9,266.00	-1,531.66	27,798.00	25,369.33	111,192.00	-77.18
Total Admin Salaries	7,734.34	9,266.00	-1,531.66	27,798.00	25,369.33	111,192.00	-77.18
Audit Fee Expense							
30-1-000-000-4171.000 Audit Fee	0.00	200.00	-200.00	600.00	0.00	2,400.00	-100.00
Total Audit Fee Expense	0.00	200.00	-200.00	600.00	0.00	2,400.00	-100.00
Fee Expense							
30-1-000-000-4120.100 Management Fees	2,484.00	2,460.00	24.00	7,380.00	7,428.00	29,520.00	-74.84
30-1-000-000-4120.300 Bookkeep. Fees	1,552.50	1,538.00	14.50	4,614.00	4,642.50	18,456.00	-74.85
Total Fees Expense	4,036.50	3,998.00	38.50	11,994.00	12,070.50	47,976.00	-74.84
Benefit Contribution Expense							
30-1-000-000-4110.500 Emp Benefit - Admin	4,077.35	3,713.00	364.35	11,139.00	13,054.31	44,556.00	-70.70
Total Benefit Contribution Exp	4,077.35	3,713.00	364.35	11,139.00	13,054.31	44,556.00	-70.70
Office Expense							
30-1-000-000-4180.000 Telephone	107.83	96.17	11.66	288.51	323.49	1,154.00	-71.97
30-1-000-000-4190.100 Postage	123.78	166.67	-42.89	500.01	538.59	2,000.00	-73.07
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	25.00	-25.00	75.00	0.00	300.00	-100.00
30-1-000-000-4190.401 Printing Supplies	0.00	16.67	-16.67	50.01	0.00	200.00	-100.00
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	41.67	-41.67	125.01	0.00	500.00	-100.00
Total Office Expense	231.61	346.18	-114.57	1,038.54	862.08	4,154.00	-79.25
Legal Expense							

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4130.000 Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Travel Expense							
30-1-000-000-4150.000 Travel - Staff	0.00	100.00	-100.00	300.00	829.45	1,200.00	-30.88
Total Travel Expense	0.00	100.00	-100.00	300.00	829.45	1,200.00	-30.88
Other Expense							
30-1-000-000-4120.400 Fee for Service Fee	16.00	16.00	0.00	48.00	48.00	192.00	-75.00
30-1-000-000-4120.700 Mental Health Fee	0.00	0.00	0.00	0.00	280.00	0.00	
30-1-000-000-4140.000 Training - Staff	0.00	166.67	-166.67	500.01	575.00	2,000.00	-71.25
30-1-000-000-4160.000 Publications	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4160.300 Consulting Services	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	166.67	-166.67	500.01	34.52	2,000.00	-98.27
30-1-000-000-4190.200 Inspection Exp	0.00	416.67	-416.67	1,250.01	0.00	5,000.00	-100.00
30-1-000-000-4190.700 Member Dues/Fees	0.00	83.33	-83.33	249.99	0.00	1,000.00	-100.00
30-1-000-000-4190.950 Background Verification	664.45	20.83	643.62	62.49	1,300.26	250.00	420.10
30-1-000-000-4480.006 Safety/Security Labor Fee	0.00	0.00	0.00	0.00	-280.00	0.00	
30-1-000-000-4480.100 ADT Contract	35.99	35.92	0.07	107.76	107.97	431.00	-74.95
Total Other Expense	716.44	906.09	-189.65	2,718.27	2,065.75	10,873.00	-81.00
Maintenance Expense							
30-1-000-000-4420.126 Vehicle Supplies	50.34	8.33	42.01	24.99	108.23	100.00	8.23
30-1-000-000-4430.126 Vehicle Maint Cont	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Expense	50.34	8.33	42.01	24.99	108.23	100.00	8.23
TOTAL ADMIN EXPENSE	16,846.58	18,537.60	-1,691.02	55,612.80	54,359.65	222,451.00	-75.56
Insurance Premiums Expense							
30-1-000-000-4510.025 PE & PO Insurance	103.02	55.00	48.02	165.00	309.06	660.00	-53.17
30-1-000-000-4510.030 Work Comp Insurance	176.73	200.00	-23.27	600.00	530.19	2,400.00	-77.91
30-1-000-000-4510.035 Auto Insurance	50.00	51.00	-1.00	153.00	150.00	612.00	-75.49
Total Insurance Premium Expenses	329.75	306.00	23.75	918.00	989.25	3,672.00	-73.06
TOTAL INSURANCE EXPENSE	329.75	306.00	23.75	918.00	989.25	3,672.00	-73.06
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	-1,179.00	0.00	-1,179.00	0.00	-1,088.59	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	124.88	250.00	-125.12	750.00	427.79	3,000.00	-85.74
Total General Expense	-1,054.12	250.00	-1,304.12	750.00	-660.80	3,000.00	-122.03
TOTAL GENERAL EXPENSE	-1,054.12	250.00	-1,304.12	750.00	-660.80	3,000.00	-122.03
TOTAL EXPENSES - ADMIN	16,122.21	19,093.60	-2,971.39	57,280.80	54,688.10	229,123.00	-76.13
ADMIN (Profit)/Loss	2,376.38	6,452.43	-4,076.05	19,357.29	12,548.05	77,429.00	-83.79
<u>MISCELLANEOUS EXPENSE</u>							
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
Total Depreciation Expense	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
TOTAL MISC EXPENSE	464.00	465.00	-1.00	1,395.00	1,392.00	5,580.00	-75.05
TOTAL ADMIN EXPENSES w/ DEPR EXP	16,586.21	19,558.60	-2,972.39	58,675.80	56,080.10	234,703.00	-76.11
ADMIN (Profit)/Loss w/ Depreciation	2,840.38	6,917.43	-4,077.05	20,752.29	13,940.05	83,009.00	-83.21

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Knox County Housing Authority
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	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	-140.00	140.00	-420.00	-1,116.00	-1,680.00	-33.57
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	-86,858.00	-88,348.33	1,490.33	-265,044.99	-261,565.00	-1,060,180.00	-75.33
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-86,858.00	-88,488.33	1,630.33	-265,464.99	-262,681.00	-1,061,860.00	-75.26
TOTAL HAP INCOME	-86,858.00	-88,488.33	1,630.33	-265,464.99	-262,681.00	-1,061,860.00	-75.26
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP Tenant Pmts	81,534.00	76,875.00	4,659.00	230,625.00	241,663.00	922,500.00	-73.80
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	2,612.00	108.33	2,503.67	324.99	8,237.00	1,300.00	533.62
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	3,479.00	6,000.00	-2,521.00	18,000.00	10,797.00	72,000.00	-85.00
Total HAP Expenses	87,625.00	82,983.33	4,641.67	248,949.99	260,697.00	995,800.00	-73.82
TOTAL HAP EXPENSE	87,625.00	82,983.33	4,641.67	248,949.99	260,697.00	995,800.00	-73.82
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	0.00	24.17	-24.17	72.51	90.41	290.00	-68.82
Total General HAP Expenses	0.00	24.17	-24.17	72.51	90.41	290.00	-68.82
TOTAL GENERAL HAP EXPENSES	0.00	24.17	-24.17	72.51	90.41	290.00	-68.82
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	87,625.00	83,007.50	4,617.50	249,022.50	260,787.41	996,090.00	-73.82
Remaining HAP (to)/from Reserve	767.00	-5,480.83	6,247.83	-16,442.49	-1,893.59	-65,770.00	-97.12

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

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total PUM (including Port Outs)	15.00	0.00	0.00	0.00	45.00	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	-7,056.00	-4,507.08	-2,548.92	-13,521.24	-23,991.00	-54,085.00	-55.64
Total HAP Income	-7,056.00	-4,507.08	-2,548.92	-13,521.24	-23,991.00	-54,085.00	-55.64
TOTAL HAP INCOME	-7,056.00	-4,507.08	-2,548.92	-13,521.24	-23,991.00	-54,085.00	-55.64
<u>EHV - HAP EXPENSE</u>							
HAP Expenses							
30-1-000-001-4715.010 EHV HAP Tenant Pmts	4,472.00	4,000.00	472.00	12,000.00	15,804.00	48,000.00	-67.08
30-1-000-001-4715.040 EHV HAP Utility Pmts	358.00	507.08	-149.08	1,521.24	1,074.00	6,085.00	-82.35
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	4,830.00	4,507.08	322.92	13,521.24	16,878.00	54,085.00	-68.79
TOTAL HAP EXPENSE	4,830.00	4,507.08	322.92	13,521.24	16,878.00	54,085.00	-68.79
EHV HAP (to)/from Reserve	-2,226.00	0.00	-2,226.00	0.00	-7,113.00	0.00	

EHV - ADMIN INCOME STATEMENT

ADMIN INCOME - EHV

EHV - ADMIN INCOME

Admin Fee Subsidy							
30-1-000-001-8026.500 EHV Ongo Admin Sub	0.00	-1,363.83	1,363.83	-4,091.49	-1,622.00	-16,366.00	-90.09
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	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.503 EHV Placement Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-001-8026.504 EHV Issuance Fee Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Admin Fee Subsidy	0.00	-1,363.83	1,363.83	-4,091.49	-1,622.00	-16,366.00	-90.09
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	0.00	-1,363.83	1,363.83	-4,091.49	-1,622.00	-16,366.00	-90.09

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Knox County Housing Authority
INCOME STATEMENT - EHV (HAP & ADMIN)
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	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	63.40	158.33	-94.93	474.99	215.56	1,900.00	-88.65
30-1-000-001-4110.200 Admin Exp - Amps	0.00	125.00	-125.00	375.00	0.00	1,500.00	-100.00
30-1-000-001-4110.500 EHV Emp Benefit Exp	38.35	100.00	-61.65	300.00	130.39	1,200.00	-89.13
30-1-000-001-4120.100 EHV Management Fee	108.00	132.00	-24.00	396.00	348.00	1,584.00	-78.03
30-1-000-001-4120.300 EHV Bookkeeping Fee	67.50	82.50	-15.00	247.50	217.50	990.00	-78.03
30-1-000-001-4130.200 EHV Other Ongoing	60.00	0.00	60.00	0.00	360.00	0.00	
Total Ongoing Admin Expenses	337.25	597.83	-260.58	1,793.49	1,271.45	7,174.00	-82.28
TOTAL ONGOING ADMIN EXPENSES	337.25	597.83	-260.58	1,793.49	1,271.45	7,174.00	-82.28
<u>SERVICE FEE EXPENSES</u>							
Housing Search Assistance Exps							
Total Housing Search Assistance Exps	0.00	0.00	0.00	0.00	0.00	0.00	
Security/Utility/Holding Deposits							
30-1-000-001-4130.300 EHV Deposit Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Total Security/Utility/Holding Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
Owner Incentive Expense							
30-1-000-001-4130.320 EHV Owner Incentive Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Owner Incentive Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Other Eligible Expenses							
30-1-000-001-4130.330 EHV Other Service Exp	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Eligible Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL SERVICE FEE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL EHV ADMIN EXPENSES	337.25	597.83	-260.58	1,793.49	1,271.45	7,174.00	-82.28
EHV ADMINI (Profit)/Loss	337.25	-766.00	1,103.25	-2,298.00	-350.55	-9,192.00	-96.19

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	112,949.44	165,090.42	-52,140.98	418,774.78	1,981,085.00	-78.86
TOTAL OPERATING INCOME	<u>112,949.44</u>	<u>165,090.42</u>	<u>-52,140.98</u>	<u>418,774.78</u>	<u>1,981,085.00</u>	<u>-78.86</u>
OPERATING EXPENSE						
Total Administration Expenses	70,288.88	71,257.51	-968.63	229,455.30	855,090.00	-73.17
Total Tenant Service Expenses	0.00	0.00	0.00	0.00	0.00	
Total Utility Expenses	330.13	625.00	-294.87	851.29	7,500.00	-88.65
Total Maintenance Expenses	56,933.05	64,067.00	-7,133.95	173,141.97	768,804.00	-77.48
Total Protective Expenses	6,408.78	7,260.33	-851.55	20,176.41	87,124.00	-76.84
General Expenses	3,469.46	3,918.67	-449.21	10,408.38	47,024.00	-77.87
TOTAL ROUTINE OPERATING EXPENSES	<u>137,430.30</u>	<u>147,128.51</u>	<u>-9,698.21</u>	<u>434,033.35</u>	<u>1,765,542.00</u>	<u>-75.42</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>137,430.30</u>	<u>147,128.51</u>	<u>-9,698.21</u>	<u>434,033.35</u>	<u>1,765,542.00</u>	<u>-75.42</u>
NET REVENUE/-EXPENSE PROFIT/-LOSS	<u>-24,480.86</u>	<u>17,961.91</u>	<u>-42,442.77</u>	<u>-15,258.57</u>	<u>215,543.00</u>	<u>-107.08</u>
Total Depreciation Expense	760.50	1,000.00	-239.50	2,281.50	12,000.00	-80.99
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-25,241.36</u>	<u>16,961.91</u>	<u>-42,203.27</u>	<u>-17,540.07</u>	<u>203,543.00</u>	<u>-108.62</u>

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
June 30, 2024

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	88,599.67	97,148.41	-8,548.74	252,082.33	1,165,781.00	-78.38
TOTAL OPERATING INCOME	88,599.67	97,148.41	-8,548.74	252,082.33	1,165,781.00	-78.38
OPERATING EXPENSE						
Total Administration Expenses	30,425.33	33,137.15	-2,711.82	96,333.41	397,646.00	-75.77
Total Tenant Service Expenses	47.60	316.66	-269.06	83.58	3,800.00	-97.80
Total Utility Expenses	8,537.04	14,291.66	-5,754.62	20,961.79	171,500.00	-87.78
Total Maintenance Expenses	57,487.70	41,955.33	15,532.37	144,984.72	503,464.00	-71.20
Total Protective Service Expenses	2,536.05	3,115.67	-579.62	6,809.69	37,388.00	-81.79
General Expenses	10,160.02	9,822.25	337.77	27,402.38	117,867.00	-76.75
TOTAL ROUTINE OPERATING EXPENSES	109,193.74	102,638.72	6,555.02	296,575.57	1,231,665.00	-75.92
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	109,193.74	102,638.72	6,555.02	296,575.57	1,231,665.00	-75.92
NET REVENUE/EXPENSE PROFIT/-LOSS	-20,594.07	-5,490.31	-15,103.76	-44,493.24	-65,884.00	-32.47
Total Depreciation Expense	10,107.00	13,750.00	-3,643.00	30,321.00	165,000.00	-81.62
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-30,701.07	-19,240.31	-11,460.76	-74,814.24	-230,884.00	-67.60

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
FAMILY - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	109,133.53	119,804.00	-10,670.47	303,927.35	1,437,648.00	-78.86
TOTAL OPERATING INCOME	<u>109,133.53</u>	<u>119,804.00</u>	<u>-10,670.47</u>	<u>303,927.35</u>	<u>1,437,648.00</u>	<u>-78.86</u>
OPERATING EXPENSE						
Total Administration Expenses	33,550.09	39,371.33	-5,821.24	105,750.74	472,456.00	-77.62
Total Tenant Service Expenses	0.00	150.00	-150.00	0.00	1,800.00	-100.00
Total Utility Expenses	1,695.88	2,766.67	-1,070.79	2,888.16	33,200.00	-91.30
Total Maintenance Expenses	65,830.60	62,642.17	3,188.43	180,035.71	751,706.00	-76.05
Total Protective Service Expenses	2,672.27	3,701.67	-1,029.40	7,109.12	44,420.00	-84.00
General Expenses	11,910.01	8,611.83	3,298.18	28,518.46	103,342.00	-72.40
TOTAL ROUTINE OPERATING EXPENSES	<u>115,658.85</u>	<u>117,243.67</u>	<u>-1,584.82</u>	<u>324,302.19</u>	<u>1,406,924.00</u>	<u>-76.95</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>115,658.85</u>	<u>117,243.67</u>	<u>-1,584.82</u>	<u>324,302.19</u>	<u>1,406,924.00</u>	<u>-76.95</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-6,525.32</u>	<u>2,560.33</u>	<u>-9,085.65</u>	<u>-20,374.84</u>	<u>30,724.00</u>	<u>-166.32</u>
Total Depreciation Expense	22,203.00	31,250.00	-9,047.00	66,609.00	375,000.00	-82.24
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-28,728.32</u>	<u>-28,689.67</u>	<u>-38.65</u>	<u>-86,983.84</u>	<u>-344,276.00</u>	<u>-74.73</u>

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BLUEBELL - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	26,185.60	28,357.57	-2,171.97	75,212.35	340,291.00	-77.90
TOTAL OPERATING INCOME	<u>26,185.60</u>	<u>28,357.57</u>	<u>-2,171.97</u>	<u>75,212.35</u>	<u>340,291.00</u>	<u>-77.90</u>
OPERATING EXPENSE						
Total Administration Expenses	9,213.37	10,491.08	-1,277.71	28,192.89	125,893.00	-77.61
Total Tenant Service Expenses	13.21	500.00	-486.79	13.21	6,000.00	-99.78
Total Utility Expenses	2,521.28	3,083.34	-562.06	4,007.12	37,000.00	-89.17
Total Maintenance Expenses	11,704.68	16,253.48	-4,548.80	24,398.39	195,042.00	-87.49
Total Protective Service Expenses	1,240.98	993.33	247.65	3,087.69	11,920.00	-74.10
General Expenses	3,652.59	3,056.25	596.34	10,146.73	36,675.00	-72.33
TOTAL ROUTINE OPERATING EXPENSES	<u>28,346.11</u>	<u>34,377.48</u>	<u>-6,031.37</u>	<u>69,846.03</u>	<u>412,530.00</u>	<u>-83.07</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>28,346.11</u>	<u>34,377.48</u>	<u>-6,031.37</u>	<u>69,846.03</u>	<u>412,530.00</u>	<u>-83.07</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-2,160.51</u>	<u>-6,019.91</u>	<u>3,859.40</u>	<u>5,366.32</u>	<u>-72,239.00</u>	<u>-107.43</u>
Total Depreciation Expense	3,575.00	0.00	3,575.00	10,725.00	0.00	
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-5,735.51</u>	<u>-6,019.91</u>	<u>284.40</u>	<u>-5,358.68</u>	<u>-72,239.00</u>	<u>-92.58</u>

Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	13,745.83	12,641.17	1,104.66	42,140.05	151,694.00	-72.22
TOTAL ADMIN OPERATING INCOME	13,745.83	12,641.17	1,104.66	42,140.05	151,694.00	-72.22
OPERATING EXPENSES						
Total Admin Expenses	12,707.75	14,279.35	-1,571.60	42,024.95	171,352.00	-75.47
Total Fees Expenses	4,052.50	4,214.00	-161.50	12,398.50	50,568.00	-75.48
Total General Expenses	-638.04	600.25	-1,238.29	264.65	7,203.00	-96.33
TOTAL OPERATING EXPENSES	16,122.21	19,093.60	-2,971.39	54,688.10	229,123.00	-76.13
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENSES	16,122.21	19,093.60	-2,971.39	54,688.10	229,123.00	-76.13
NET REVENUE PROFIT/-LOSS	-2,376.38	-6,452.43	4,076.05	-12,548.05	-77,429.00	-83.79
Total Depreciation Expense	464.00	465.00	-1.00	1,392.00	5,580.00	-75.05
NET REVENUE w/Deprecitation PROFIT/-LOSS	-2,840.38	-6,917.43	4,077.05	-13,940.05	-83,009.00	-83.21

HAP - OPERATING STATEMENT

HAP INCOME						
Total Income	86,858.00	88,488.33	-1,630.33	262,681.00	1,061,860.00	-75.26
TOTAL HAP INCOME	86,858.00	88,488.33	-1,630.33	262,681.00	1,061,860.00	-75.26
HAP EXPENSES						
Total HAP Expenses	87,625.00	82,983.33	4,641.67	260,697.00	995,800.00	-73.82
Total General HAP Expenses	0.00	24.17	-24.17	90.41	290.00	-68.82
TOTAL HAP EXPENSES	87,625.00	83,007.50	4,617.50	260,787.41	996,090.00	-73.82
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	
REMAINING HAP from RESERVE +/-LOSS	-767.00	5,480.83	-6,247.83	1,893.59	65,770.00	-97.12

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
BRENTWOOD - OPERATING STATEMENT						
OPERATING INCOME						
Total Operating Income	37,047.44	42,038.66	-4,991.22	111,539.29	504,464.00	-77.89
TOTAL OPERATING INCOME	<u>37,047.44</u>	<u>42,038.66</u>	<u>-4,991.22</u>	<u>111,539.29</u>	<u>504,464.00</u>	<u>-77.89</u>
OPERATING EXPENSE						
Total Administration Expenses	7,585.29	9,339.68	-1,754.39	19,343.33	112,076.00	-82.74
Total Fee Expenses	4,224.50	4,285.67	-61.17	12,673.50	51,428.00	-75.36
Total Utilities Expenses	5,810.50	3,250.00	2,560.50	10,317.02	39,000.00	-73.55
Total Maintenance Expenses	10,704.02	18,374.45	-7,670.43	30,988.33	220,493.00	-85.95
Total Taxes & Insurance Expense	3,634.84	4,542.09	-907.25	11,250.98	54,505.00	-79.36
Total Financial Expenses	1,348.86	1,440.00	-91.14	4,045.40	17,280.00	-76.59
TOTAL ROUTINE OPERATING EXPENSE	<u>33,308.01</u>	<u>41,231.89</u>	<u>-7,923.88</u>	<u>88,618.56</u>	<u>494,782.00</u>	<u>-82.09</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>33,308.01</u>	<u>41,231.89</u>	<u>-7,923.88</u>	<u>88,618.56</u>	<u>494,782.00</u>	<u>-82.09</u>
NET REVENUE PROFIT/-LOSS	<u>3,739.43</u>	<u>806.77</u>	<u>2,932.66</u>	<u>22,920.73</u>	<u>9,682.00</u>	<u>136.74</u>
Total Depreciation Expense	9,873.00	8,333.33	1,539.67	29,619.00	100,000.00	-70.38
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-6,133.57</u>	<u>-7,526.56</u>	<u>1,392.99</u>	<u>-6,698.27</u>	<u>-90,318.00</u>	<u>-92.58</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
PRAIRIELAND - OPERATING STATEMENT						
OPERATING INCOME						
Total Opetating Income	34,089.02	37,585.25	-3,496.23	100,125.92	451,023.00	-77.80
TOTAL OPERATING INCOME	<u>34,089.02</u>	<u>37,585.25</u>	<u>-3,496.23</u>	<u>100,125.92</u>	<u>451,023.00</u>	<u>-77.80</u>
OPERATING EXPENSE						
Total Administration Expenses	7,555.01	9,460.17	-1,905.16	18,314.33	113,522.00	-83.87
Total Fee Expenses	3,867.50	3,869.67	-2.17	11,602.50	46,436.00	-75.01
Total Utilities Expenses	4,370.97	3,685.00	685.97	9,394.41	44,220.00	-78.76
Total Maintenance Expenses	7,013.23	16,071.34	-9,058.11	24,395.90	192,856.00	-87.35
Total Taxes & Insurance Expense	3,451.56	3,304.59	146.97	10,539.41	39,655.00	-73.42
Total Financial Expenses	1,348.85	1,500.00	-151.15	4,045.38	18,000.00	-77.53
TOTAL ROUTINE OPERATING EXPENSE	<u>27,607.12</u>	<u>37,890.77</u>	<u>-10,283.65</u>	<u>78,291.93</u>	<u>454,689.00</u>	<u>-82.78</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>27,607.12</u>	<u>36,075.94</u>	<u>-8,468.82</u>	<u>78,291.93</u>	<u>432,911.00</u>	<u>-81.92</u>
NET REVENUE PROFIT/-LOSS	<u>6,481.90</u>	<u>1,509.31</u>	<u>4,972.59</u>	<u>21,833.99</u>	<u>18,112.00</u>	<u>20.55</u>
Total Depreciation Expense	7,235.00	7,210.50	24.50	21,705.00	86,526.00	-74.92
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-753.10</u>	<u>-5,701.19</u>	<u>4,948.09</u>	<u>128.99</u>	<u>-68,414.00</u>	<u>-100.19</u>

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
June 30, 2024

	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
COCC, MT, FAMILY, BB COMBINED OS						
OPERATING INCOME						
Total Operating Income	336,868.24	389,525.40	-52,657.16	1,044,467.05	4,674,305.00	-77.66
TOTAL OPERATING INCOME	<u>336,868.24</u>	<u>389,525.40</u>	<u>-52,657.16</u>	<u>1,044,467.05</u>	<u>4,674,305.00</u>	<u>-77.66</u>
OPERATING EXPENSE						
Total Administration Expenses	129,841.74	133,382.07	-3,540.33	413,590.33	1,600,585.00	-74.16
Total Tenant Service Expenses	60.81	966.66	-905.85	96.79	11,600.00	-99.17
Total Utility Expenses	13,084.33	20,766.67	-7,682.34	28,708.36	249,200.00	-88.48
Total Maintenance Expenses	191,956.03	184,917.98	7,038.05	522,560.79	2,219,016.00	-76.45
Total Protective Service Expenses	12,858.08	15,071.00	-2,212.92	37,182.91	180,852.00	-79.44
General Expenses	29,192.08	25,409.00	3,783.08	76,475.95	304,908.00	-74.92
TOTAL ROUTINE OPERATING EXPENSES	<u>376,993.07</u>	<u>380,513.38</u>	<u>-3,520.31</u>	<u>1,078,615.13</u>	<u>4,566,161.00</u>	<u>-76.38</u>
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	<u>376,993.07</u>	<u>380,513.38</u>	<u>-3,520.31</u>	<u>1,078,615.13</u>	<u>4,566,161.00</u>	<u>-76.38</u>
NET REVENUE/EXPENSE PROFIT/-LOSS	<u>-40,124.83</u>	<u>9,012.02</u>	<u>-49,136.85</u>	<u>-34,148.08</u>	<u>108,144.00</u>	<u>-131.58</u>
Total Depreciation Expense	36,645.50	46,000.00	-9,354.50	109,936.50	552,000.00	-80.08
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	<u>-76,770.33</u>	<u>-36,987.98</u>	<u>-39,782.35</u>	<u>-144,084.58</u>	<u>-443,856.00</u>	<u>-67.54</u>

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
June 30, 2024

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	71,136.46	79,623.91	-8,487.45	211,665.21	955,487.00	-77.85
TOTAL OPERATING INCOME	<u>71,136.46</u>	<u>79,623.91</u>	<u>-8,487.45</u>	<u>211,665.21</u>	<u>955,487.00</u>	<u>-77.85</u>
OPERATING EXPENSE						
Total Administration Expenses	15,140.30	18,799.85	-3,659.55	37,657.66	225,598.00	-83.31
Total Fee Expenses	8,092.00	8,155.34	-63.34	24,276.00	97,864.00	-75.19
Total Utilities Expenses	10,181.47	6,935.00	3,246.47	19,711.43	83,220.00	-76.31
Total Maintenance Expenses	17,717.25	34,445.79	-16,728.54	55,384.23	413,349.00	-86.60
Total Taxes & Insurance Expense	7,086.40	7,846.68	-760.28	21,790.39	94,160.00	-76.86
Total Financial Expenses	2,697.71	2,940.00	-242.29	8,090.78	35,280.00	-77.07
TOTAL ROUTINE OPERATING EXPENSE	<u>60,915.13</u>	<u>79,122.66</u>	<u>-18,207.53</u>	<u>166,910.49</u>	<u>949,471.00</u>	<u>-82.42</u>
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	-1,814.83	1,814.83	0.00	-21,778.00	-100.00
TOTAL ALL EXPENSES BEFORE DEPRECIATION	<u>60,915.13</u>	<u>77,307.83</u>	<u>-16,392.70</u>	<u>166,910.49</u>	<u>927,693.00</u>	<u>-82.01</u>
NET REVENUE PROFIT/-LOSS	<u>10,221.33</u>	<u>2,316.08</u>	<u>7,905.25</u>	<u>44,754.72</u>	<u>27,794.00</u>	<u>61.02</u>
Total Depreciation Expense	17,108.00	15,543.83	1,564.17	51,324.00	186,526.00	-72.48
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>-6,886.67</u>	<u>-13,227.75</u>	<u>6,341.08</u>	<u>-6,569.28</u>	<u>-158,732.00</u>	<u>-95.86</u>

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	10,611.86	15,522.14	-4,910.28	33,107.93
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	20,967.58	16,701.60	4,265.98	64,481.76
Administrative Expenses	999.73	1,843.75	-844.02	5,205.24
Teneant Services	47.60	66.00	-18.40	83.58
Utilities	8,537.04	7,816.25	720.79	20,961.79
Maint/Protective Serv - Supplies/Conts	56,767.48	40,146.48	16,621.00	142,125.80
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	10,160.02	6,882.75	3,277.27	27,402.38
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	108,091.31	88,978.97	19,112.34	293,368.48
AMP002 - FAMILY				
Salaries	11,722.08	14,910.17	-3,188.09	36,139.07
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	22,718.71	17,490.48	5,228.23	70,836.44
Administrative Expenses	1,532.38	3,093.22	-1,560.84	6,044.47
Teneant Services	0.00	32.63	-32.63	0.00
Utilities	1,695.88	2,455.99	-760.11	2,888.16
Maint/Protective Serv - Supplies/Conts	64,868.80	123,199.22	-58,330.42	173,953.76
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	11,910.01	9,097.35	2,812.66	28,518.46
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	114,447.86	170,279.06	-55,831.20	318,380.36
AMP003 - BLUEBELL				
Salaries	3,031.80	1,724.68	1,307.12	9,286.07
Employee W/H Payments	0.00	0.00	0.00	0.00
Fee Expenses	5,984.87	4,837.50	1,147.37	18,458.19
Administrative Expenses	842.86	634.57	208.29	2,387.11
Teneant Services	13.21	0.00	13.21	13.21
Utilities	2,521.28	1,991.03	530.25	4,007.12
Maint/Protective Serv - Supplies/Conts	11,976.57	10,020.84	1,955.73	24,586.78
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,652.59	2,850.36	802.23	10,146.73
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	28,023.18	22,058.98	5,964.20	68,885.21
COCC				
Salaries	119,175.11	174,673.03	-55,497.92	369,579.42
Employee W/H Payments	-173.67	-1,672.84	1,499.17	-11,825.80
Fee Expenses	286.95	276.78	10.17	787.84
Administrative Expenses	7,536.50	21,501.37	-13,964.87	32,183.07
Teneant Services	0.00	0.00	0.00	0.00
Utilities	330.13	350.86	-20.73	851.29
Maint/Protective Serv - Supplies/Conts	297.35	413.55	-116.20	396.30
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	3,469.46	3,232.65	236.81	10,408.38
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	130,921.83	198,775.40	-67,853.57	402,380.50
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	147,151.20	206,830.02	-59,678.82	455,281.01
Employee W/H Payments	-173.67	-1,672.84	1,499.17	-11,825.80
Fee Expenses	49,958.11	39,306.36	10,651.75	154,564.23
Administrative Expenses	60,869.58	66,379.27	-5,509.69	200,384.12
Teneant Services	60.81	98.63	-37.82	96.79
Utilities	13,084.33	12,614.13	470.20	28,708.36
Maint/Protective Serv - Supplies/Conts	133,910.20	173,780.09	-39,869.89	341,062.64
Mileage	0.00	0.00	0.00	0.00
Insurance & General Expenses	29,192.08	22,063.11	7,128.97	76,475.95
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	434,052.64	519,398.77	-85,346.13	1,244,747.30

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	10,265.73	16,932.37	-6,666.64
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,224.50	4,284.00	-59.50
Administrative Expenses	975.92	772.85	203.07
Utilities	5,810.50	6,510.55	-700.05
Maintenance Supplies/Contracts	4,384.67	31,214.49	-26,829.82
Security, Tax, & Insurance Expenses	4,569.83	4,238.54	331.29
Finacial Expenses	1,348.86	1,514.80	-165.94
TOTAL BRENTWOOD CLAIMS	31,580.01	65,467.60	-33,887.59
PRAIRIELAND			
Salaries	10,265.77	16,932.40	-6,666.63
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,867.50	3,748.50	119.00
Administrative Expenses	1,113.66	717.30	396.36
Utilities	4,370.97	7,572.04	-3,201.07
Maintenance Supplies/Contracts	777.83	1,209.30	-431.47
Security, Taxes, & Insurance Expenses	4,302.54	3,832.63	469.91
Financial Expenses	1,348.85	1,514.80	-165.95
TOTAL PRAIRIELAND CLAIMS	26,047.12	35,526.97	-9,479.85
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	20,531.50	33,864.77	-13,333.27
Employee W/H Payments	0.00	0.00	0.00
Management Fees	8,092.00	8,032.50	59.50
Administrative Expenses	2,089.58	1,490.15	599.43
Utilities	10,181.47	14,082.59	-3,901.12
Maintenance Supplies	5,162.50	32,423.79	-27,261.29
Security, Tax, & Insurance Expenses	8,872.37	8,071.17	801.20
Financial Expenses	2,697.71	3,029.60	-331.89
TOTAL AHP CLAIMS	57,627.13	100,994.57	-43,367.44
HOUSING CHOICE VOUCHER - HCV			
Salaries	11,811.69	15,973.62	-4,161.93
Employee W/H Payments	0.00	0.00	0.00
Management Fees	4,052.50	4,550.50	-498.00
Administrative Expenses	896.06	828.74	67.32
General Expense-Admin	-724.37	601.48	-1,325.85
Total HCV Expenses	16,035.88	21,954.34	-5,918.46
HAP Expenses	87,625.00	90,340.00	-2,715.00
General Expenses	0.00	0.00	0.00
Total HAP Expenses	87,625.00	90,340.00	-2,715.00
TOTAL HCV CLAIMS	103,660.88	112,294.34	-8,633.46

Date: 7/26/2024

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

Page: 1
Rpt File: F:\HMS\REPO

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2023 - \$1,514,974				
Admin / Operations	0.00	0.00	0.00	350,000.00
General CFP Activity	0.00	0.00	0.00	0.00
TOTAL CFG 2023 CLAIMS	0.00	0.00	0.00	350,000.00
CFG 2022 - \$1,467,361				
Admin. / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	36,919.88	35,356.00	87,688.39	616,482.88
TOTAL CFG 2022 CLAIMS	36,919.88	35,356.00	87,688.39	916,482.88
CFG 2021 - \$1,209,310				
Admin / Operations	0.00	0.00	0.00	300,000.00
General CFP Activity	0.00	47,550.00	0.00	909,310.00
TOTAL CFG 2021 CLAIMS	0.00	47,550.00	0.00	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	100,192.67	0.00	740,212.65
TOTAL CFG 2020 CLAIMS	0.00	100,192.67	0.00	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	36,919.88	183,098.67	87,688.39	4,599,879.53

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Knox County Housing Authority
CLAIMS REPORT TOTALS
June, 2024

Page: 1
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	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	109,193.74	88,978.97	20,214.77	296,575.57
AMP002 - FAMILY	115,658.85	170,279.06	-54,620.21	324,302.19
AMP003 - BLUEBELL	28,346.11	22,058.98	6,287.13	69,846.03
COCC	137,256.63	198,775.40	-61,518.77	422,207.55
TOTAL LOW RENT	390,455.33	480,092.41	-89,637.08	1,112,931.34
<u>A.H.P.</u>				
BRENTWOOD	33,308.01	65,467.60	-32,159.59	88,618.56
PRAIRIELAND	27,607.12	35,526.97	-7,919.85	78,291.93
TOTAL A.H.P.	60,915.13	100,994.57	-40,079.44	166,910.49
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	16,035.88	21,954.34	-5,918.46	54,471.90
TOTAL HCV	16,035.88	21,954.34	-5,918.46	54,471.90
<u>GRANTS</u>				
CAPITAL FUND GRANT 2023	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT 2022	36,919.88	35,356.00	1,563.88	87,688.39
CAPITAL FUND GRANT 2021	0.00	47,550.00	-47,550.00	0.00
CAPITAL FUND GRANT 2020	0.00	100,192.67	-100,192.67	0.00
CAPITAL FUND GRANT 2019	0.00	0.00	0.00	0.00
TOTAL GRANTS	36,919.88	183,098.67	-146,178.79	87,688.39
TOTAL CLAIMS FOR MONTH	504,326.22	786,139.99	-281,813.77	1,422,002.12

RESOLUTION 2024-05

7/30/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 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 \$11,928.52 effective for the period ending June 30, 2024.

(The following section contains 20 blank lines for writing.)

RESOLUTION 2024-05

7/30/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 2024.

1st Quarter Charge-offs – FYE 2025

Moon Towers		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
MT 020-17	split	\$1,049.50
MT 069-7		\$642.73
MT 092-18		\$1,992.75
MT 105-9		\$159.00
MT 105-10		\$1,308.70
MT 125-12		\$1,685.00
MT 131-14		\$1,354.54
MT 152-6	split	\$171.00
MT 162-3		\$411.56
MT 164-14	split	\$1,016.75
MT 192-10		\$585.25
		\$10,376.78

Family Sites		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
FAM 233-18	split	\$355.24
FAM 265-21		\$181.50
FAM 282-20		\$643.50
FAM 402-1		\$371.50
		\$1,551.74

BB		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BB		
		\$0.00

Brentwood & Prairieland		
<i>Debt Identifier</i>	<i>Notes</i>	<i>Debt Owed</i>
BW		
BW		
PL		
PL		
		\$0.00
		\$11,928.52



RESOLUTION 2024-05

7/30/2024

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending June 30, 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 \$11,928.52 for the period ending June 30, 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 June 30, 2024.

RESOLVED: July 30, 2024

Jared Hawkinson, Chairperson

Sara Robison, Vice-Chairperson

Derek Antoine, Secretary/Executive Director (Attest)

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: 07/26/2024

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/30/2024

SUBJECT: Application for Payment #1 – Mechanical Service Inc.

Executive Summary

At the 04/30/2024 Board meeting, a contract was approved with Mechanical Service Inc. to complete Lighting and Furnace Replacement. The project will include the following:

- Replacement of furnaces and air conditioning at 154 dwelling units and replacement of other HVAC systems at two offices and three Community Buildings; and
- Replacement of lighting at common areas, office spaces, and maintenance facilities at Moon Towers, Woodland Bend, Cedar Creek Place, Whispering Hollow, and Bluebell Tower with some exterior lighting upgrades as well.

Replacement of furnaces and air conditioner condensers started on 06/12/2024 at Cedar Creek Place. As of the memo date, 59 HVAC systems have been installed. All HVAC work is scheduled to be completed in October. Lighting work is scheduled to start in August and be completed in December.

Alliance Architecture was on present for a site visit on 07/09/2024.

Alliance Architecture has reviewed and signed approval for Pay Request #1.

Fiscal Impact

This application for payment will be paid from 2022 and 2023 Capital Fund grants as approved at the 04/30/2024 Regular Meeting of the Board.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Application for Payment #1 from Mechanical Service Inc. in the amount of \$196,257.79 for the period to 07/16/2024.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page: 1 of 2

TO OWNER: Knox County Housing Authority
216 West Simmons St
Galesburg IL 61401

PROJECT: Lighting & Furnace Replacement
Bluebell Tower, Moon Towers,
Cedar Creek Place, Whispering Hollow,
and Woodland Bend apartments

APPLICATION NO. **Pay App 1**
CONTRACT DATE: 5/1/2024
PERIOD TO: 7/16/2024

Distribution to:
☒ OWNER
☒ CONTRACTOR
☐ ARCHITECT

FROM CONTRACTOR: Mechanical Service of Galesburg, Inc
1144 Monmouth Blvd
Galesburg IL 61401

ARCHITECT: Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, IN 46601

MSI JOB NO: 192-24
PROJECT NO:

CONTRACT FOR : Lighting & Furnace Replacement

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. ORIGINAL CONTRACT AMOUNT \$ 1,456,900.00

2. NET CHANGE BY CHANGE ORDERS \$ -

3. CONTRACT AMOUNT TO DATE (Line 1 +/- 2) \$ 1,456,900.00

4. TOTAL COMPLETED AND STORED TO DATE \$ 218,064.21
(Column G on Continuation Page)

5. RETAINAGE:

a. 10.00% of Completed Work \$ 21,806.42
(Columns D + E on Continuation Page)

b. 10.00% of Stored Material \$ -
(Column F on Continuation Page)

Total Retainage (Line 5a + 5b or
Column I on Continuation Page) \$ 21,806.42

6. TOTAL EARNED LESS RETAINAGE \$ 196,257.79
(Line 4 minus Line 5 Total)

7. LESS PREVIOUS APPLICATIONS FOR PAYMENT \$ -
(Line 6 from prior Application)

8. CURRENT PAYMENT DUE \$ 196,257.79

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,260,642.21
(Line 3 minus Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in Previous	\$ -	\$ -
Total approved this month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

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

CONTRACTOR: R. Blake Benedict, Vice President/COO Mechanical Service, Inc.

By:

Date:

7-18-2024

State of:

ILLINOIS

County of:

KNOX

Subscribed and sworn to before me this

Notary Public:

My Commission Expires:

18th
Victoria A Ericson
OFFICIAL SEAL
VICTORIA A ERICSON
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06-15-2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that:

(1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) these Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

AMOUNT CERTIFIED \$196,257.79

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

ARCHITECT:

By:

Alliance Architecture

Date:

7/18/24

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

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 07/26/2024

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 07/30/2024

SUBJECT: Annual Audit Services – Contract Joinder

Executive Summary

The Knox County Housing Authority is responsible for the preparation and fair presentation of annual financial statements in accordance with generally accepted accounting principles. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error. The KCHA prepares and submits financial information in compliance with 24 CFR § 5.801, which requires an audited financial statement be submitted no later than nine (9) months after a PHA's fiscal year end.

2 CFR § 200, et al., streamlines the Federal government's guidance on administrative requirements, cost principles, and audit requirements to focus Federal resources more effectively on improving performance and outcomes, while ensuring the financial integrity of taxpayer dollars in partnership with non-Federal stakeholders. The uniform guidance supersedes, consolidates, and streamlines requirements from eight OMB Circulars.

Summarizing 24 CFR § 5.801 and 2 CFR § 200 requirements, the KCHA must comply with the following:

- Annual audit of financial statements and internal controls
- Procurement of an Auditor, independent of agency financial operations, which meets the general standards in generally accepted government auditing standards

The agency's current contract with Zenk & Associates P.C. will expire on 11/30/2024, and the agency anticipates completion of the required audit process for fiscal year ending 03/31/2024 will not be completed prior to contract expiration. An option available to the agency is to enter into a contract agreement with Zenk & Associates P.C. as a piggyback to the Livingston County Housing Authority agreement.

Within Section 14.2.B.5 of HUD Procurement Handbook 7460.8 REV 2 it states that our housing agency (hereinafter, "the Agency") may purchase "supplies and services

through a local, county or State government's supply, service or equipment contractor." This practice is also encouraged and allowed by 2 CFR §200.318(e). Accordingly, to justify executing a contract, the Agency shall record the following information and conduct each noted procedure to ensure that:

- (a) The new purchase "agreement provides for greater economy and efficiency and results in cost savings to the Agency [Section 14.A.1];
- (b) The new purchase "agreement is used for common supplies and services that are of a routine nature only" ("common," meaning the items or services being procured by the Agency are the same as those listed on the original contract issued by the local, county or State government agency and are the items or services the Agency requires) [Section 14.A.2];
- (c) The Agency ensures "that any supplies or services obtained using another agency's contract are purchased in compliance with" 2 CFR §200.317 - §200.326 [Section 14.A.3], or, in other words, not in violation of the noted CFR.

The Livingston County Housing Authority contract began 01/20/2022. The contract may be renewed for up to four additional one-year terms. The agency will be entering into the agreement in Year 3 and shall piggyback on this contract for the duration of the Livingston County Housing Authority agreement.

A review of the solicitation and contract documents from Livingston County Housing Authority has been completed and deemed to be in compliance with HUD and state competitive solicitation requirements.

Annual audit costs will be negotiated with Zenk and Associates P.C. but shall not exceed \$17,000.00.

Utilizing the joinder option at this time is beneficial at this time not only in terms of continuity of services but will also require less time and effort and result in lower administrative costs.

Fiscal Impact

The annual audit and subsequent report are funded directly through operating subsidy.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority enter into a joinder contract for Annual Audit Services with Livingston County Housing Authority as outlined in this memo.



Jack P. Ball, Esq.
Attorney at Law

A Professional Corporation

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

July 23, 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:

Amber Armstrong (255 W. Tompkins St. #807)	1 st Appr. - JD
Jacque Buckley (255 W. Tompkins St. #506)	1 st Appr. - CD
Joellen Warren (255 W. Tompkins St. #302)	1 st Appr. - JD
Thomas Johnson (170 S. West St. #713)	1 st Appr. - 08/01/24
William Mach (255 W. Tompkins St. #202)	1 st Appr. - ASTI
	07/18/24
Bianaca Johnson (1991 E. Knox St.)	1 st Appr. - 07/25/24
Rhysee Norvell (900 W. Dayton St. A3)	1 st Appr. - 08/01/24

2. Review monthly board packet and attend monthly meeting.

Jack P. Ball, Esq.

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.