

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
10/29/2019
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	Review/Ratify 9-2019 Financial Reports	Chairperson Payton
<input type="checkbox"/> Lomac Payton	Review/Ratify 9-2019 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Joseph Riley	COCC:	\$ 44,084.55
<input type="checkbox"/> Sara Robison	Moon Towers:	\$ 83,516.01
<input type="checkbox"/> Paula Sanford	Family:	\$ 126,945.75
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 20,525.07
<u>Excused:</u>	HCV:	\$ 82,091.06
	Brentwood:	\$ 22,307.28
	Prairieland:	\$ 22,613.25
<u>Others Present:</u>	Capital Fund 2018:	\$ 1,352.00
	Capital Fund 2019:	\$ 0.00

Old Business	Commissioner Appointments	Derek Antoine
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New Business	Review/Approve Application for Payment 14 for Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine
	Review/Approve Alliance Architecture Invoice – 504 Modification Project	Derek Antoine
	Review/Approve Elevator Maintenance Contract – Kone	Derek Antoine
	Review/Approve Resolution 2019-09 for Public Housing Utility Allowance Schedule for FFY 09/30/2019	Derek Antoine
	Review/Approve Resolution 2019-10 for Housing Choice Voucher Utility Allowance Schedule for FFY 09/30/2019	Derek Antoine
	Review/Approve Resolution 2018-11 for Public Housing Flat Rent Schedule	Derek Antoine

board agenda

	Review/Approve Resolution 2018-12 for Housing Choice Voucher Program Payment Standard Schedule	Derek Antoine
	Review/Approve Resolution 2019-13 for Outstanding Debt Collection Charge-Off for FYE 2019 Q2 Period Ending 09/30/2019	Derek Antoine
Reports	Executive Director's Report – 10-2019	Derek Antoine
	KCHA Legal Counsel Report – 10-2019	Jack Ball
Other Business	New Commissioner Photos/Press Release	Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
October 1, 2019**

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

PRESENT: Wayne Allen
 Jared Hawkinson
 Lomac Payton
 Joseph Riley
 Sara Robison
 Paula Sanford
 Paul H. Stewart

EXCUSED:

ABSENT:

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

Chairperson Payton called the meeting to order at 10:00 a.m.

Chairperson Payton then asked if there were any additions or corrections to the previous meeting's minutes. Commissioner Hawkinson noted that Chairperson Payton was listed as present at the last meeting when he was not in attendance. Chairperson Payton then stated that the minutes would stand as approved with the noted change.

Chairperson Payton welcomed two new members to the board—Sara Robison and Joseph Riley.

Chairperson Payton then requested the Board review and ratify the August 2019 financial reports and committee notes. After brief discussion, Commissioner Stewart made a motion to ratify the financial reports for August 2019 as presented; Commissioner Hawkinson seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

August 2019 claims against the HA Administration in the sum of \$484,805.73; Central Office Cost Center in the sum of \$61,867.87; Moon Towers in the sum of \$66,771.20; Family in the sum of \$101,459.98; Bluebell in the sum of \$23,067.10; Housing Choice Voucher Program in the sum of \$85,328.56; Brentwood (A.H.P.) in the sum of \$31,638.14; Prairieland (A.H.P.) in the sum of \$29,376.37; Capital Fund '18 in the sum of \$85,296.51; and Capital Fund '19 in the sum of \$0.00 were presented for approval. Commissioner

Allen made a motion to ratify the claims and bills for August 2019; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

OLD BUSINESS

Mr. Antoine reported that Sara Robison and Joseph Riley have been appointed to serve as Commissioners by the Knox County Board.

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Change Order 6 from Hein Construction for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine and Ms. Lefler referred to the change order memo and provided details about change order 6. Alliance Architecture has reviewed and signed approval for this change order. After brief discussion, Commissioner Hawkinson made a motion to approve Change Order 6 from Hein Construction for 504 Modification Project-Phase 2 at Family Sites in the amount of \$4,593.54; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Mr. Antoine asked the Board to review and approve Application for Payment 13 from Hein Construction for 504 Modification Project - Phase 2 at Family Sites. Mr. Antoine and Ms. Lefler gave a construction progress update. Alliance Architecture has reviewed and signed approval for Pay Request 13. After brief discussion, Commissioner Stewart made a motion to approve Application for Payment 13 from Hein Construction for 504 Modification Project - Phase 2 at Family Sites in the amount of \$36,043.42; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Mr. Antoine advised that with two recent resignations from the Board that there was only one person remaining on the Finance Committee. Mr. Antoine also reviewed the responsibilities of committee members. Chairperson Payton then appointed Sara Robison and Joseph Riley to the KCHA Finance

Committee.

REPORTS

Mr. Antoine handed out scorecards for the Public Housing Program for August 2019 and FYE 03/31/2019 as well as the Housing Choice Voucher Program scorecard for August. Mr. Antoine said the agency was trending toward receiving a high performer designation. He also highlighted the high occupancy rates in the public housing program and also that account collections continue to be a focus for the agency.

Mr. Ball handed out the Legal Counsel Report for September. The report shows the cases filed during the month and items reviewed for the agency. Mr. Ball provided a brief update on judge changes.

OTHER BUSINESS

Commissioner Sanford reported on the PHADA Conference she attended earlier in the month in Washington, D.C. She spoke about the Fair Chance at Housing Act and the legalization of marijuana in Illinois.

There is an upcoming PHADA Commissioners Conference in January in Phoenix, AZ. Commissioners interested in attending should let Ms. Lefler know as soon as possible.

ADJOURNMENT

Commissioner Stewart made a motion to adjourn the meeting at 10:57 a.m.; Commissioner Sanford seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Riley - aye
Commissioner Robison - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 7-0.

Respectfully submitted,

Secretary

**MINUTES OF THE MONTHLY MEETING
OF THE FINANCE COMMITTEE
OF THE KNOX COUNTY HOUSING AUTHORITY**

October 24, 2019

ROLL CALL – 10:30 am

There was no finance committee meeting this month so the September financials will be included in the October 29th, 2019 board meeting.

ATTENDANCE – 10:30 am

KCHA Commissioners:

Present: NA
Excused: Wayne Allen, Joseph Riley, and Sara Robison

Housing Authority Members:

Present: NA
Excused: Derek Antoine and Lee Lofing

FINANCIAL REPORT – 10:30 am

The only item on the agenda for the October 24th, 2019 finance committee meeting was to review September 2019 Financials for the following programs: COCC, Moon Towers, Family Sites, Bluebell, HCV, Brentwood, and Prairieland along with the notes provided for each program.

ACCOUNTS PAYABLE – 10:30 am

There were no outstanding accounts payables to review.

ADJOURN – 10:30 am

Respectfully submitted,



Finance Coordinator, KCHA

COCC

	<u>September-19</u>	<u>Current YTD</u>
Operating Income	\$91,891.03	\$366,067.93
Operating Expenses	\$42,887.38	\$269,893.63
Net Revenue Income/(Loss)	\$49,003.65	\$96,174.30

Notes:

Received \$39,969 from AHRMA's 20108 surplus.

Operated in the black for the month and is in the black YTD.

COCC's Cash, Investments, A/R, & A/P \$1,221,617.52

MOON TOWERS

	<u>September-19</u>	<u>Current YTD</u>
Operating Income	\$69,567.00	\$445,031.23
Operating Expenses	\$83,516.01	\$390,979.17
Net Revenue Income/(Loss)	(\$13,949.01)	\$54,052.06

Notes:

Training at the IAHA Annual meeting in Joliet.

Quarterly elevator maintenance, inspections, and repairs.

Plumbing - installed valves on the hot water heating system in all units.

Utilities.

Operated in the red for the month and is in the black YTD.

Moon Towers' Cash, Investments, A/R, & A/P \$516,109.79

\$260,652.78 Minimum Reserve Position

\$255,457.01 Over/(Under) minimum reserve position

FAMILY

	<u>September-19</u>	<u>Current YTD</u>
Operating Income	\$81,937.13	\$518,103.17
Operating Expenses	\$126,945.75	\$536,369.47
Net Revenue Income/(Loss)	(\$45,008.62)	(\$18,266.30)

Notes:

Training at the IAHA Annual meeting in Joliet.

New computer.

Purchased a new Dodge pickup. This expense will be moved to the fixed asset schedule at end of year.

Utilities.

Operated in the red for the month and YTD.

Family's Cash, Investments, A/R, & A/P \$330,451.42

\$357,579.65 Minimum Reserve Position

(\$27,128.23) Over/(Under) minimum reserve position

BLUEBELL

	<u>September-19</u>	<u>Current YTD</u>
Operating Income	\$19,816.26	\$121,837.61
Operating Expenses	\$20,525.07	\$120,381.04
Net Revenue Income/(Loss)	(\$708.81)	\$1,456.57

Notes:

Training at the IAHA Annual meeting in Joliet.

Quarterly elevator maintenance, inspections, and repairs.

Plumbing - installed circuit boards on boilers.

Utilities.

Operated in the red for the month and is in the black YTD.

Bluebell's Cash, Investments, A/R, & A/P \$94,018.09

\$80,254.03 Minimum Reserve Position

\$13,764.06 Over/(Under) minimum reserve position

BRENTWOOD

	<u>September-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$33,463.30	\$200,369.68	Training at the IAHA Annual meeting in Joliet.
Operating Expenses	\$22,307.28	\$143,555.28	Utilities.
Net Revenue Income/(Loss)	\$11,156.02	\$56,814.40	

Operated in the black for the month and is in the black YTD.

Brentwood's Cash, Investments, A/R, & A/P \$169,096.77

PRAIRIELAND

	<u>September-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$29,366.56	\$170,708.06	Training at the IAHA Annual meeting in Joliet.
Operating Expenses	\$22,613.26	\$140,396.20	Utilities.
Net Revenue Income/(Loss)	\$6,753.30	\$30,311.86	

Operated in the black for the month and is in the black YTD.

PrairieLand's Cash, Investments, A/R, & A/P \$61,201.44

Restricted - Security Deposits (\$975.00)

Restricted - Replacement Reserve (\$136,878.92)

Restricted - Residual Receipts (\$54,515.60)

PL's Total Cash (\$131,168.08)

These are held out to cover PrairieLand Security Deposits.

These funds are held in the Replacement Reserve Savings Account.

These funds are held in the Residual Receipts Savings Account.

HOUSING CHOICE VOUCHERS

ADMINISTRATIVE

	<u>September-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$10,932.74	\$62,338.32	Paid Salaries(x2), Inspections, and admin. Expenses.
Operating Expenses	\$11,751.56	\$72,003.10	
Net Revenue Income/(Loss)	(\$818.82)	(\$9,664.78)	

Deficit covered by the UNP.

Unrestricted Net Position (UNP)	\$100,414.92	<i>8/31/2019 Balance</i>
Investment in Fixed Assets	\$0.00	
Monthly VMS Net Revenue Income/(Loss)	(\$818.82)	
	\$0.00	<i>Transfer to NRP or Adjustment</i>
UNP Ending Balance	\$99,596.10	For Admin Expenses and HAP (if needed)

HAP

	<u>Sep-19</u>	<u>Current YTD</u>	<u>Notes:</u>
Operating Income	\$77,630.50	\$458,163.00	HAP payments
Operating Expenses	\$70,339.50	\$440,207.50	
Net Revenue Income/(Loss)	\$7,291.00	\$17,955.50	

Deficit covered by the RNP.

Net Restricted Position (NRP)	\$14,899.50	<i>8/31/2019 Balance</i>
	\$0.00	<i>Transfer from UNP or Adjustment</i>
Monthly VMS Net Revenue - Income/(Loss)	\$7,793.50	
NRP Ending Balance for HAP	\$22,693.00	For HAP Expenses (Only)

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	15.00	15.00	0.00	90.00	90.00	180.00	0.00
FEE REVENUE							
Management Fees							
10-1-000-000-3810.000 Management Fee Inc	-42,079.14	-42,907.00	827.86	-257,442.00	-253,685.74	-514,884.00	-50.73
10-1-000-000-3810.010 Mgmt Fees CFP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Management Fees	-42,079.14	-42,907.00	827.86	-257,442.00	-253,685.74	-514,884.00	-50.73
Asset Management Fees							
10-1-000-000-3820.000 Asset Mgmt Fee Inc	-4,180.00	-4,180.00	0.00	-25,080.00	-25,080.00	-50,160.00	-50.00
Total Asset Management Fees	-4,180.00	-4,180.00	0.00	-25,080.00	-25,080.00	-50,160.00	-50.00
Book Keeping Fees							
10-1-000-000-3830.000 Bookkeeping Fee Inc	-5,655.00	-5,627.00	-28.00	-33,762.00	-34,309.50	-67,524.00	-49.19
Total Book Keeping Fees	-5,655.00	-5,627.00	-28.00	-33,762.00	-34,309.50	-67,524.00	-49.19
Other Fees							
10-1-000-000-3840.000 Other Fees Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Fees	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL FEE REVENUE	-51,914.14	-52,714.00	799.86	-316,284.00	-313,075.24	-632,568.00	-50.51
OTHER REVENUE							
Other Grants & Investment Income							
10-1-000-000-3404.100 Rev. Other-Settlement	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-3610.000 Interest Income	-7.89	0.00	-7.89	0.00	-47.13	0.00	
10-1-000-000-3610.010 Interest - Restricted	0.00	-8.33	8.33	-49.98	0.00	-100.00	-100.00
Total Other Grants & Investment Income	-7.89	-8.33	0.44	-49.98	-47.13	-100.00	-52.87
Other Revenue							
10-1-000-000-3690.000 Other Income	-39,969.00	0.00	-39,969.00	0.00	-43,363.00	0.00	
10-1-000-000-3690.010 Other Income-Training	0.00	-27.67	27.67	-166.02	0.00	-332.00	-100.00
10-1-000-000-3850.005 Income from Other Amps	0.00	0.00	0.00	0.00	-9,582.56	0.00	
10-1-000-000-3850.120 Other Misc Inc	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-39,969.00	-27.67	-39,941.33	-166.02	-52,945.56	-332.00	15,847.46
TOTAL OTHER REVENUE	-39,976.89	-36.00	-39,940.89	-216.00	-52,992.69	-432.00	12,166.83
TOTAL REVENUE	-91,891.03	-52,750.00	-39,141.03	-316,500.00	-366,067.93	-633,000.00	-42.17

EXPENSES

ADMINISTRATIVE							
Administrative Salaries & Benefits							
10-1-000-000-4110.000 Admin Salaries	27,311.33	25,666.67	1,644.66	154,000.02	168,229.49	308,000.00	-45.38
10-1-000-000-4110.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.100 Medical Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	27,311.33	25,666.67	1,644.66	154,000.02	168,229.49	308,000.00	-45.38
Benefit Contributions - Administrative							
10-1-000-000-4110.500 Emp Benefit - Admin	8,605.59	8,750.00	-144.41	52,500.00	51,526.84	105,000.00	-50.93

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4110.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.502 Benefit - Comp Absence	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4110.550 Benefit - Life Ins.	501.29	0.00	501.29	0.00	3,007.74	0.00	
Total Benefit Contributions - Admin	9,106.88	8,750.00	356.88	52,500.00	54,534.58	105,000.00	-48.06
Fee Expenses							
10-1-000-000-4171.000 Audit Fee	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Total Fee Expenses	0.00	229.17	-229.17	1,375.02	0.00	2,750.00	-100.00
Advertising & Marketing							
10-1-000-000-4190.650 Advertising	0.00	62.50	-62.50	375.00	352.88	750.00	-52.95
Total Advertising & Marketing	0.00	62.50	-62.50	375.00	352.88	750.00	-52.95
Office Expense							
10-1-000-000-4140.000 Training - Staff	1,495.11	1,666.67	-171.56	10,000.02	6,776.23	20,000.00	-66.12
10-1-000-000-4180.000 Telephone	281.31	416.67	-135.36	2,500.02	1,822.55	5,000.00	-63.55
10-1-000-000-4190.100 Postage	-339.85	125.00	-464.85	750.00	230.88	1,500.00	-84.61
10-1-000-000-4190.200 Office Supplies	9.11	125.00	-115.89	750.00	350.93	1,500.00	-76.60
10-1-000-000-4190.300 Paper Supplies	290.71	83.33	207.38	499.98	507.49	1,000.00	-49.25
10-1-000-000-4190.400 Printing/printers	0.00	0.00	0.00	0.00	371.85	0.00	
10-1-000-000-4190.401 Printing Supplies	550.72	166.67	384.05	1,000.02	1,767.64	2,000.00	-11.62
10-1-000-000-4190.500 Printer/Copier Supp-Cont	184.75	0.00	184.75	0.00	1,108.50	0.00	
10-1-000-000-4190.550 Computers	-634.87	416.67	-1,051.54	2,500.02	3,947.91	5,000.00	-21.04
10-1-000-000-4190.600 Publications	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-000-4190.700 Member Dues/Fees	0.00	833.33	-833.33	4,999.98	1,560.00	10,000.00	-84.40
10-1-000-000-4190.800 Internet Services	156.87	250.00	-93.13	1,500.00	1,040.02	3,000.00	-65.33
10-1-000-000-4190.850 IT Support	218.18	416.67	-198.49	2,500.02	1,630.66	5,000.00	-67.39
Total Office Expense	2,212.04	4,541.68	-2,329.64	27,250.08	21,114.66	54,500.00	-61.26
Legal Expense							
10-1-000-000-4130.000 Legal Expense	700.00	833.33	-133.33	4,999.98	3,500.00	10,000.00	-65.00
10-1-000-000-4190.900 Court Costs	0.00	0.00	0.00	0.00	0.00	0.00	
Total Legal Expense	700.00	833.33	-133.33	4,999.98	3,500.00	10,000.00	-65.00
Travel Expense							
10-1-000-000-4150.000 Travel - Staff	37.55	333.33	-295.78	1,999.98	-282.45	4,000.00	-107.06
10-1-000-000-4150.010 Travel - Commissioners	492.06	250.00	242.06	1,500.00	1,107.04	3,000.00	-63.10
10-1-000-000-4150.100 Mileage - Admin	0.00	41.67	-41.67	250.02	276.08	500.00	-44.78
Total Travel Expense	529.61	625.00	-95.39	3,750.00	1,100.67	7,500.00	-85.32
Other Expense							
10-1-000-000-4140.010 Training-Commissioners	310.00	583.33	-273.33	3,499.98	2,349.68	7,000.00	-66.43
10-1-000-000-4160.000 Consulting Services	1,375.23	1,250.00	125.23	7,500.00	9,439.38	15,000.00	-37.07
10-1-000-000-4160.500 Translating/Interp Serv.	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-000-4170.000 Accounting Fee	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4190.000 Other Sundry	50.62	83.33	-32.71	499.98	377.88	1,000.00	-62.21
10-1-000-000-4190.950 Background Verification	25.88	41.67	-15.79	250.02	119.40	500.00	-76.12
Total Other Expense	1,761.73	1,983.33	-221.60	11,899.98	12,286.34	23,800.00	-48.38
TOTAL OPERATING EXPENSE - Admin	41,621.59	42,691.68	-1,070.09	256,150.08	261,118.62	512,300.00	-49.03

UTILITIES EXPENSE

Utilities Expense

10-1-000-000-4310.000 Water	22.50	25.00	-2.50	150.00	105.30	300.00	-64.90
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Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4315.000 Sewer	8.73	12.50	-3.77	75.00	36.92	150.00	-75.39
10-1-000-000-4320.000 Electric	274.34	229.17	45.17	1,375.02	1,152.57	2,750.00	-58.09
10-1-000-000-4330.000 Gas	74.00	200.00	-126.00	1,200.00	369.81	2,400.00	-84.59
10-1-000-000-4340.000 Fuel	0.00	0.00	0.00	0.00	0.00	0.00	
Total Utilites Expense	379.57	466.67	-87.10	2,800.02	1,664.60	5,600.00	-70.28
TOTAL UTILITIES EXPENSE	379.57	466.67	-87.10	2,800.02	1,664.60	5,600.00	-70.28
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
Total Maintenance - Labor & OT	0.00	0.00	0.00	0.00	482.89	0.00	
Benefit Contributions - Maintenance							
Total Benefit Contributions - Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance - Materials/Supplies							
10-1-000-000-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.020 Htg & Cooling	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.050 Landscape/Grounds Sup	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.060 Maint - Supplies-BB	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.070 Electrical Supplies	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4420.080 COCC-Elect supp	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.100 Janitorial Supplies	0.00	25.00	-25.00	150.00	200.73	300.00	-33.09
10-1-000-000-4420.110 Routine Maint. Supply	0.00	25.00	-25.00	150.00	3.87	300.00	-98.71
10-1-000-000-4420.120 Other Misc Supply	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-000-4420.125 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4420.126 Vehicle Supplies	7.18	41.67	-34.49	250.02	57.20	500.00	-88.56
Total Maintenance - Materials/Supplies	7.18	204.15	-196.97	1,224.90	261.80	2,450.00	-89.31
Maintenance - Contracts							
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4430.010 Garbage & Trash Cont	45.00	29.17	15.83	175.02	135.00	350.00	-61.43
10-1-000-000-4430.020 Heating&Cooling Cont	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-000-4430.030 Snow Removal Cont	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	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-000-4430.080 Plumbing Contracts	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.090 Extermination Cont	0.00	33.33	-33.33	199.98	175.48	400.00	-56.13
10-1-000-000-4430.100 Janitorial Contracts	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-000-4430.110 Routine Maint Cont	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.120 Other Misc Maint Cont	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.126 Vehicle Maint Cont	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-000-4430.200 Copiers	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-000-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	45.00	279.16	-234.16	1,674.96	310.48	3,350.00	-90.73
TOTAL MAINTENANCE EXPENSES	52.18	483.31	-431.13	2,899.86	1,055.17	5,800.00	-81.81
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expense							
10-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4510.010 Property Insurance	76.78	78.00	-1.22	468.00	460.68	936.00	-50.78
10-1-000-000-4510.015 Equipment Insurance	10.12	10.25	-0.13	61.50	60.72	123.00	-50.63
10-1-000-000-4510.020 Liability Insurance	35.43	35.42	0.01	212.52	212.58	425.00	-49.98

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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-000-4510.025 PE & PO Insurance	236.25	237.92	-1.67	1,427.52	1,417.50	2,855.00	-50.35
10-1-000-000-4510.030 Work Comp Insurance	928.21	930.83	-2.62	5,584.98	4,095.26	11,170.00	-63.34
10-1-000-000-4510.035 Auto Insurance	-452.75	52.25	-505.00	313.50	-191.50	627.00	-130.54
10-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expense	834.04	1,344.67	-510.63	8,068.02	6,055.24	16,136.00	-62.47
TOTAL INSURANCE PREMIUMS EXPENSE	834.04	1,344.67	-510.63	8,068.02	6,055.24	16,136.00	-62.47
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-000-4480.000 Protect Service	0.00	0.00	0.00	0.00	0.00	0.00	
Total Protective Services - Contract	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-000-4520.000 Pay in lieu of Tax	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.000 Emp Ben-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.200 Emp Ben-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4540.300 Emp Ben-Maint.	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4590.000 Other General	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER GENERAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	42,887.38	44,986.33	-2,098.95	269,917.98	269,893.63	539,836.00	-50.00
NET REVENUE/EXPENSE (GAIN/-LOSS)	-49,003.65	-7,763.67	-41,239.98	-46,582.02	-96,174.30	-93,164.00	3.23
<u>MISCELLANEOUS EXPENSE</u>							
Casualty & Extraordinary Expense							
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	
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 Casualty & Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-000-4800.000 Depreciation Exp COCC	53.00	53.00	0.00	318.00	318.00	636.00	-50.00
Total Depreciation Expense	53.00	53.00	0.00	318.00	318.00	636.00	-50.00
TOTAL MISCELLANEOUS EXPENSES	53.00	53.00	0.00	318.00	318.00	636.00	-50.00
TOTAL EXPENSES	-48,950.65	-7,710.67	-41,239.98	-46,264.02	-95,856.30	-92,528.00	3.60

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Knox County Housing Authority
INCOME STATEMENT - COCC
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-000-7010.000 Prov Oper Reserve	0.00	7,730.33	-7,730.33	46,381.98	0.00	92,764.00	-100.00
10-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	7,730.33	-7,730.33	46,381.98	0.00	92,764.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	7,730.33	-7,730.33	46,381.98	0.00	92,764.00	-100.00
EXCESS REVENUE/EXPENSE GAIN/-LOSS	-48,950.65	19.66	-48,970.31	117.96	-95,856.30	236.00	-40,717.08

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	177.00	177.00	0.00	1,062.00	1,062.00	2,124.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-001-3110.000 Dwelling Rent	-34,102.00	-32,916.67	-1,185.33	-197,500.02	-209,497.00	-395,000.00	-46.96
10-1-000-001-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-34,102.00	-32,916.67	-1,185.33	-197,500.02	-209,497.00	-395,000.00	-46.96
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	
10-1-000-001-3190.100 Beauty Shop Rent	-150.00	-150.00	0.00	-900.00	-900.00	-1,800.00	-50.00
10-1-000-001-3690.000 Other Income	0.00	0.00	0.00	0.00	-270.00	0.00	
10-1-000-001-3690.100 Late Fees	-300.00	-250.00	-50.00	-1,500.00	-1,775.00	-3,000.00	-40.83
10-1-000-001-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.130 Court Cost Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3690.140 Returned Check Charge	0.00	-4.17	4.17	-25.02	-75.00	-50.00	50.00
10-1-000-001-3690.150 Laundry Income	0.00	-916.67	916.67	-5,500.02	-1,935.00	-11,000.00	-82.41
10-1-000-001-3690.160 Vending Machines Inc.	-139.35	-133.33	-6.02	-799.98	-894.39	-1,600.00	-44.10
10-1-000-001-3690.180 Labor	-147.00	-416.67	269.67	-2,500.02	-1,772.25	-5,000.00	-64.56
10-1-000-001-3690.200 Materials	-47.75	-83.33	35.58	-499.98	-224.28	-1,000.00	-77.57
10-1-000-001-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-784.10	-1,954.17	1,170.07	-11,725.02	-7,845.92	-23,450.00	-66.54
TOTAL TENANT REVENUE	-34,886.10	-34,870.84	-15.26	-209,225.04	-217,342.92	-418,450.00	-48.06
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-001-8020.000 Oper Sub - Curr Yr	-33,052.00	-29,961.42	-3,090.58	-179,768.52	-216,067.00	-359,537.00	-39.90
Total HUD PH Operating Subsidy	-33,052.00	-29,961.42	-3,090.58	-179,768.52	-216,067.00	-359,537.00	-39.90
Other Grants & Investment Income							
10-1-000-001-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3610.000 Interest Income	-1,628.90	-416.67	-1,212.23	-2,500.02	-9,729.83	-5,000.00	94.60
Total Other Grants & Investment Income	-1,628.90	-416.67	-1,212.23	-2,500.02	-9,729.83	-5,000.00	94.60
Other Revenue							
10-1-000-001-3850.005 Income from Other Amps	0.00	-541.67	541.67	-3,250.02	-1,891.48	-6,500.00	-70.90
10-1-000-001-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.020 Heat & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.050 Landscape & Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.080 Plumbing Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.110 Routine Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-3850.120 Other Mis Cont Inc.	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	0.00	-541.67	541.67	-3,250.02	-1,891.48	-6,500.00	-70.90
TOTAL OTHER REVENUE	-34,680.90	-30,919.76	-3,761.14	-185,518.56	-227,688.31	-371,037.00	-38.63
TOTAL REVENUE	-69,567.00	-65,790.60	-3,776.40	-394,743.60	-445,031.23	-789,487.00	-43.63
EXPENSES							

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4190.000 Other Sundry	0.00	0.00	0.00	0.00	54.98	0.00	
10-1-000-001-4190.950 Background Verification	160.72	62.50	98.22	375.00	558.32	750.00	-25.56
Total Other Expense	160.72	120.83	39.89	724.98	656.30	1,450.00	-54.74
TOTAL ADMINISTRATIVE EXPENSE	27,557.61	25,909.99	1,647.62	155,459.94	156,734.53	310,920.00	-49.59
TENANT SERVICES							
Tenant Services - Salaries & Benefits							
10-1-000-001-4210.000 Ten Services-Salary	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4210.500 Emp Benefit-TenSer	0.00	0.00	0.00	0.00	0.00	0.00	
Total Ten. Ser. - Salaries & Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
Tenant Services - Other							
10-1-000-001-4220.000 Ten Ser-Incentives	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.050 Ten Ser-Cable/TV Exp	61.98	0.00	61.98	0.00	309.90	0.00	
10-1-000-001-4220.100 Ten Ser-Supplies	19.50	0.00	19.50	0.00	-6.52	0.00	
10-1-000-001-4220.110 Ten Ser-Recreation	0.00	16.67	-16.67	100.02	34.55	200.00	-82.73
10-1-000-001-4220.120 Ten Ser-Education	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.130 Ten Ser-Phone	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.140 Ten Ser-Transportation	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.155 National Night Out	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.160 TenSer-Printing&Postage	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.161 Ten Serv-advertizing	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.171 Summer Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.172 Summer Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.175 Garden Program Expense	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-001-4220.181 Winter Prog Functions	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.182 Winter Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.192 GED Prog Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4220.200 Emergency Shelter	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.000 ChildCareContract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.174 Summer Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.184 Winter Prog Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4230.194 GED Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.100 Cable TV Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Services - Other	81.48	41.67	39.81	250.02	337.93	500.00	-32.41
TOTAL TENANT SERVICES EXPENSE	81.48	41.67	39.81	250.02	337.93	500.00	-32.41
MAINTENANCE & OPERATIONS EXPENSE							
Maintenance - Labor & OT							
10-1-000-001-4410.000 Maintenance - Labor	10,641.01	11,393.75	-752.74	68,362.50	67,279.69	136,725.00	-50.79
10-1-000-001-4410.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.100 Maint Labor - OT	261.30	266.67	-5.37	1,600.02	1,219.92	3,200.00	-61.88
10-1-000-001-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	355.22	0.00	
Total Maintenance - Labor & OT	10,902.31	11,660.42	-758.11	69,962.52	68,854.83	139,925.00	-50.79
Benefit Contributions - Maintenance							
10-1-000-001-4410.500 Emp Benefit-Maint	3,870.59	4,254.17	-383.58	25,525.02	23,764.37	51,050.00	-53.45
10-1-000-001-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	3,870.59	4,254.17	-383.58	25,525.02	23,764.37	51,050.00	-53.45
Maintenance - Materials/Supplies							
10-1-000-001-4420.010 Garbage&Trash Supp	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-001-4420.020 Heating&Cooling Supp	39.10	333.33	-294.23	1,999.98	723.35	4,000.00	-81.92
10-1-000-001-4420.030 Snow Removal Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00

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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-001-4510.010 Property	1,904.10	1,933.33	-29.23	11,599.98	11,424.60	23,200.00	-50.76
10-1-000-001-4510.015 Equipment Insurance	126.12	127.17	-1.05	763.02	756.72	1,526.00	-50.41
10-1-000-001-4510.020 Liability Insurance	441.56	441.67	-0.11	2,650.02	2,649.36	5,300.00	-50.01
10-1-000-001-4510.025 PE & PO Insurance	236.25	237.92	-1.67	1,427.52	1,417.50	2,855.00	-50.35
10-1-000-001-4510.030 Work Comp Insurance	644.06	645.92	-1.86	3,875.52	3,864.36	7,751.00	-50.14
10-1-000-001-4510.035 Auto Insurance	52.25	52.25	0.00	313.50	313.50	627.00	-50.00
10-1-000-001-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	3,404.34	3,438.26	-33.92	20,629.56	20,426.04	41,259.00	-50.49
TOTAL INSURANCE PREMIUMS EXPENSE	3,404.34	3,438.26	-33.92	20,629.56	20,426.04	41,259.00	-50.49
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-001-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-001-4520.000 Pay in lieu of Tax	2,652.69	2,500.00	152.69	15,000.00	17,698.97	30,000.00	-41.00
Total Payment In Lieu Of Taxes - PILOT	2,652.69	2,500.00	152.69	15,000.00	17,698.97	30,000.00	-41.00
Bad Debt Write-Offs - Tenant Rents							
10-1-000-001-4570.000 Collection Losses	2,499.90	0.00	2,499.90	0.00	3,436.65	0.00	
Total Bad Debt Write-Offs - Tenant Rents	2,499.90	0.00	2,499.90	0.00	3,436.65	0.00	
TOTAL OTHER GENERAL EXPENSES	5,152.59	2,500.00	2,652.59	15,000.00	21,135.62	30,000.00	-29.55
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
10-1-000-001-5230.100 Int on DSF Invest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	83,516.01	62,708.71	20,807.30	376,252.26	390,979.17	752,504.00	-48.04
NET (REVENUE)/EXPENSE	13,949.01	-3,081.89	17,030.90	-18,491.34	-54,052.06	-36,983.00	46.15
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-001-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-001-4800.000 Depreciation Exp MT	29,300.00	29,300.00	0.00	175,800.00	175,800.00	351,600.00	-50.00
Total Depreciation Expense	29,300.00	29,300.00	0.00	175,800.00	175,800.00	351,600.00	-50.00
TOTAL MISCELLANEOUS EXPENSES	29,300.00	29,300.00	0.00	175,800.00	175,800.00	351,600.00	-50.00
TOTAL EXPENSES	43,249.01	26,218.11	17,030.90	157,308.66	121,747.94	314,617.00	-61.30

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 1, Moon Towers
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-001-7010.000 Prov Oper Reserve	0.00	-26,301.42	26,301.42	-157,808.52	0.00	-315,617.00	-100.00
10-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-26,301.42	26,301.42	-157,808.52	0.00	-315,617.00	-100.00
Prior Period Adjustment							
10-1-000-001-6010.000 Prior Yr Adj-ARR	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-001-6020.000 Prior Yr Adj-NARR	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Period Adj.	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-26,301.42	26,301.42	-157,808.52	0.00	-315,617.00	-100.00
EXCESS (REVENUE)/EXPENSE	43,249.01	-83.31	43,332.32	-499.86	121,747.94	-1,000.00	-12,274.79

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	190.00	190.00	0.00	1,140.00	1,140.00	2,280.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-002-3110.000 Dwelling Rent	-14,906.60	-15,000.00	93.40	-90,000.00	-88,372.60	-180,000.00	-50.90
10-1-000-002-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-14,906.60	-15,000.00	93.40	-90,000.00	-88,372.60	-180,000.00	-50.90
Tenant Revenue - Other							
10-1-000-002-3190.000 Nondwell Rent	0.00	-25.00	25.00	-150.00	0.00	-300.00	-100.00
10-1-000-002-3690.000 Other Income	-50.00	0.00	-50.00	0.00	-1,612.29	0.00	
10-1-000-002-3690.100 Late Fees	-950.00	-583.33	-366.67	-3,499.98	-5,250.00	-7,000.00	-25.00
10-1-000-002-3690.120 Violation Fees	-70.00	-583.33	513.33	-3,499.98	-1,220.00	-7,000.00	-82.57
10-1-000-002-3690.130 Court Cost Fees	0.00	-18.75	18.75	-112.50	0.00	-225.00	-100.00
10-1-000-002-3690.140 Returned Check Charge	0.00	-6.25	6.25	-37.50	-50.00	-75.00	-33.33
10-1-000-002-3690.180 Labor	-1,014.75	-1,166.67	151.92	-7,000.02	-8,121.75	-14,000.00	-41.99
10-1-000-002-3690.200 Materials	-218.75	-833.33	614.58	-4,999.98	-3,283.05	-10,000.00	-67.17
10-1-000-002-3690.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Revenue Other	-2,303.50	-3,216.66	913.16	-19,299.96	-19,537.09	-38,600.00	-49.39
TOTAL TENANT REVENUE	-17,210.10	-18,216.66	1,006.56	-109,299.96	-107,909.69	-218,600.00	-50.64
OTHER REVENUE							
HUD PH Operating Subsidy							
10-1-000-002-8020.000 Oper Sub - Curr Yr	-63,508.00	-57,658.50	-5,849.50	-345,951.00	-402,368.00	-691,902.00	-41.85
Total HUD PH Operating Subsidy	-63,508.00	-57,658.50	-5,849.50	-345,951.00	-402,368.00	-691,902.00	-41.85
Other Grants & Investment Income							
10-1-000-002-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3610.000 Interest Income	-1,094.03	0.00	-1,094.03	0.00	-6,616.75	0.00	
Total Other Grants & Investment Income	-1,094.03	0.00	-1,094.03	0.00	-6,616.75	0.00	
Other Revenue							
10-1-000-002-3195.000 Day Care Income	-125.00	-125.00	0.00	-750.00	-750.00	-1,500.00	-50.00
10-1-000-002-3850.005 Income from Other Amps	0.00	0.00	0.00	0.00	-458.73	0.00	
10-1-000-002-3850.010 Garbage & Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.020 Heating & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.040 Elevator Main Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.070 Electrical Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-3850.110 Routine Main Inc	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 Other Revenue	-125.00	-125.00	0.00	-750.00	-1,208.73	-1,500.00	-19.42
TOTAL OTHER REVENUE	-64,727.03	-57,783.50	-6,943.53	-346,701.00	-410,193.48	-693,402.00	-40.84
TOTAL REVENUE	-81,937.13	-76,000.16	-5,936.97	-456,000.96	-518,103.17	-912,002.00	-43.19

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4410.100 Maint Labor - OT	257.79	583.33	-325.54	3,499.98	1,609.04	7,000.00	-77.01
10-1-000-002-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	558.27	0.00	
10-1-000-002-4410.300 Maintenance - Seasonal	2,902.40	400.00	2,502.40	2,400.00	8,167.84	4,800.00	70.16
Total Maintenance - Labor & OT	19,457.79	24,900.00	-5,442.21	149,400.00	132,333.84	298,800.00	-55.71
Benefit Contributions - Maintenance							
10-1-000-002-4410.500 Emp Benefit - Maint	6,108.58	10,045.83	-3,937.25	60,274.98	47,260.49	120,550.00	-60.80
10-1-000-002-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4410.503 Emp Benefit - Seasonal	287.33	54.17	233.16	325.02	808.61	650.00	24.40
Total Benefit Contributions - Maint.	6,395.91	10,100.00	-3,704.09	60,600.00	48,069.10	121,200.00	-60.34
Maintenance - Materials/Supplies							
10-1-000-002-4420.010 Garbage&Trash Supp	0.00	0.00	0.00	0.00	95.95	0.00	
10-1-000-002-4420.020 Heating&Cooling Supp	118.44	0.00	118.44	0.00	1,360.52	0.00	
10-1-000-002-4420.030 Snow Removal Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.031 Gas for Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.040 Roofing Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4420.050 Landscape/Grounds Sup	95.92	83.33	12.59	499.98	774.86	1,000.00	-22.51
10-1-000-002-4420.051 Gasoline for mowing	187.99	62.50	125.49	375.00	975.33	750.00	30.04
10-1-000-002-4420.070 Electrical Supplies	217.90	166.67	51.23	1,000.02	1,346.88	2,000.00	-32.66
10-1-000-002-4420.080 Plumbing Supplies	28.99	208.33	-179.34	1,249.98	2,901.15	2,500.00	16.05
10-1-000-002-4420.090 Extermination Supplies	0.00	33.33	-33.33	199.98	608.02	400.00	52.01
10-1-000-002-4420.100 Janitorial Supplies	248.60	83.33	165.27	499.98	1,082.21	1,000.00	8.22
10-1-000-002-4420.110 Routine Maint. Supplies	271.28	1,083.33	-812.05	6,499.98	10,933.76	13,000.00	-15.89
10-1-000-002-4420.120 Other Misc. Supplies	0.00	6.67	-6.67	40.02	11.98	80.00	-85.03
10-1-000-002-4420.125 Mileage	0.00	12.50	-12.50	75.00	60.38	150.00	-59.75
10-1-000-002-4420.126 Vehicle Supplies	364.30	283.33	80.97	1,699.98	1,687.79	3,400.00	-50.36
10-1-000-002-4420.130 Security Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Materials/Supplies	1,533.42	2,023.32	-489.90	12,139.92	21,838.83	24,280.00	-10.05
Maintenance - Contracts							
10-1-000-002-4430.010 Garbage&Trash Cont	25.85	158.33	-132.48	949.98	2,255.85	1,900.00	18.73
10-1-000-002-4430.020 Heating&Cooling Cont	805.85	20.83	785.02	124.98	5,156.86	250.00	1,962.74
10-1-000-002-4430.030 Snow Removal Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.050 Landscape & Grds Cont	7,679.00	458.33	7,220.67	2,749.98	18,217.00	5,500.00	231.22
10-1-000-002-4430.060 Unit Turnaround Cont	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.070 Electrical Contracts	0.00	50.00	-50.00	300.00	38.15	600.00	-93.64
10-1-000-002-4430.080 Plumbing Contracts	0.00	125.00	-125.00	75.00	5,285.56	1,500.00	252.37
10-1-000-002-4430.090 Extermination Contracts	350.00	500.00	-150.00	3,000.00	5,239.60	6,000.00	-12.67
10-1-000-002-4430.100 Reg Contracts	0.00	0.00	0.00	0.00	2,400.00	0.00	
10-1-000-002-4430.110 Routine Maint Contr	734.78	233.33	501.45	1,399.98	954.11	2,800.00	-65.92
10-1-000-002-4430.120 Other Misc Cont Cost	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4430.126 Vehicle Maint Cont	41,712.06	0.00	41,712.06	0.00	42,459.37	0.00	
10-1-000-002-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	51,307.54	1,545.82	49,761.72	9,274.92	82,006.50	18,550.00	342.08
TOTAL MAINTENANCE EXPENSES	78,694.66	38,569.14	40,125.52	231,414.84	284,248.27	462,830.00	-38.58
UTILITIES EXPENSE							
Utilities Expense							
10-1-000-002-4310.000 Water	162.60	75.83	86.77	454.98	908.69	910.00	-0.14
10-1-000-002-4315.000 Sewer	28.96	16.67	12.29	100.02	146.83	200.00	-26.59
10-1-000-002-4320.000 Electric	2,260.56	916.67	1,343.89	5,500.02	6,361.74	11,000.00	-42.17

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-002-4330.000 Gas	1,454.49	666.67	787.82	4,000.02	3,708.51	8,000.00	-53.64
10-1-000-002-4330.010 Refuse	121.20	33.33	87.87	199.98	649.21	400.00	62.30
Total Utilities Expense	4,027.81	1,709.17	2,318.64	10,255.02	11,774.98	20,510.00	-42.59
TOTAL UTILITIES EXPENSE	4,027.81	1,709.17	2,318.64	10,255.02	11,774.98	20,510.00	-42.59
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-002-4480.000 Police Contract	0.00	108.33	-108.33	649.98	718.28	1,300.00	-44.75
10-1-000-002-4480.100 ADT Contract	0.00	91.67	-91.67	550.02	976.14	1,100.00	-11.26
10-1-000-002-4480.500 Security Contract	0.00	258.33	-258.33	1,549.98	7,563.80	3,100.00	143.99
Total Protective Services - Contract	0.00	458.33	-458.33	2,749.98	9,258.22	5,500.00	68.33
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	458.33	-458.33	2,749.98	9,258.22	5,500.00	68.33
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-002-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4510.010 Property Ins	2,717.95	2,760.42	-42.47	16,562.52	16,307.70	33,125.00	-50.77
10-1-000-002-4510.015 Equipment Insurance	126.90	129.17	-2.27	775.02	761.40	1,550.00	-50.88
10-1-000-002-4510.020 Liability Ins	444.28	445.83	-1.55	2,674.98	2,665.68	5,350.00	-50.17
10-1-000-002-4510.025 PE & PO Insurance	393.59	395.83	-2.24	2,374.98	2,361.54	4,750.00	-50.28
10-1-000-002-4510.030 Work Comp Insurance	1,271.36	1,275.00	-3.64	7,650.00	7,628.16	15,300.00	-50.14
10-1-000-002-4510.035 Auto Insurance	318.25	318.75	-0.50	1,912.50	1,909.50	3,825.00	-50.08
10-1-000-002-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Insurance Expenses	5,272.33	5,325.00	-52.67	31,950.00	31,633.98	63,900.00	-50.49
TOTAL INSURANCE PREMIUMS EXPENSE	5,272.33	5,325.00	-52.67	31,950.00	31,633.98	63,900.00	-50.49
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-002-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-002-4520.000 Pay in lieu of Tax	1,087.88	1,992.58	-904.70	11,955.48	7,659.76	23,911.00	-67.97
Total Payment In Lieu Of Taxes - PILOT	1,087.88	1,992.58	-904.70	11,955.48	7,659.76	23,911.00	-67.97
Bad Debt Write-Offs - Tenant Rents							
10-1-000-002-4570.000 Collection Losses	4,676.46	0.00	4,676.46	0.00	-7,538.83	0.00	
Total Bad Debt Write-Offs - Tenant Rents	4,676.46	0.00	4,676.46	0.00	-7,538.83	0.00	
TOTAL OTHER GENERAL EXPENSES	5,764.34	1,992.58	3,771.76	11,955.48	120.93	23,911.00	-99.49
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	126,945.75	81,431.82	45,513.93	488,590.92	536,369.47	977,182.00	-45.11

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Knox County Housing Authority
INCOME STATEMENT - AMP 2, Family Sites
September, 2019

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	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
NET (REVENUE)/EXPENSE	45,008.62	5,431.66	39,576.96	32,589.96	18,266.30	65,180.00	-71.98
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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	
10-1-000-002-4620.040 Insur Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	
Total Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-002-4800.000 Depreciation Exp Fam	33,500.00	35,500.00	-2,000.00	213,000.00	201,000.00	426,000.00	-52.82
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	213,000.00	201,000.00	426,000.00	-52.82
TOTAL MISCELLANEOUS EXPENSES	33,500.00	35,500.00	-2,000.00	213,000.00	201,000.00	426,000.00	-52.82
TOTAL EXPENSES	78,508.62	40,931.66	37,576.96	245,589.96	219,266.30	491,180.00	-55.36
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating Transfers In/Out							
10-1-000-002-7010.000 Prov Oper Reserve	0.00	-40,931.67	40,931.67	-245,590.02	0.00	-491,180.00	-100.00
10-1-000-002-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-002-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating Transfers In/Out	0.00	-40,931.67	40,931.67	-245,590.02	0.00	-491,180.00	-100.00
TOTAL OTHER FINANCING SOURCES (USES)	0.00	-40,931.67	40,931.67	-245,590.02	0.00	-491,180.00	-100.00
EXCESS (REVENUE)/EXPENSE	78,508.62	-0.01	78,508.63	-0.06	219,266.30	0.00	

Date:
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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
REVENUE							
pum	51.00	51.00	0.00	306.00	306.00	612.00	0.00
TENANT REVENUE							
Tenant Rent Revenue							
10-1-000-006-3110.000 Dwelling Rent	-15,074.00	-14,166.67	-907.33	-85,000.02	-88,266.00	-170,000.00	-48.08
10-1-000-006-3111.000 Utility Allowance	0.00	0.00	0.00	0.00	0.00	0.00	
Total Tenant Rent Revenue	-15,074.00	-14,166.67	-907.33	-85,000.02	-88,266.00	-170,000.00	-48.08
Tenant Revenue - Other							
10-1-000-006-3120.000 Excess Utilities	0.00	-6.25	6.25	-37.50	-75.00	-75.00	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	100.00	-20.83	120.83	-124.98	-690.50	-250.00	176.20
10-1-000-006-3690.100 Late Fees	0.00	-16.67	16.67	-100.02	-125.00	-200.00	-37.50
10-1-000-006-3690.120 Violation Fees	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3690.140 Returned Check Charge	0.00	-6.25	6.25	-37.50	0.00	-75.00	-100.00
10-1-000-006-3690.150 Laundry Income	0.00	-541.67	541.67	-3,250.02	-1,488.52	-6,500.00	-77.10
10-1-000-006-3690.160 Vending Machine Inc	-25.71	-20.83	-4.88	-124.98	-72.40	-250.00	-71.04
10-1-000-006-3690.180 Labor	-7.50	-50.00	42.50	-300.00	-67.50	-600.00	-88.75
10-1-000-006-3690.200 Materials	0.00	-16.67	16.67	-100.02	-41.50	-200.00	-79.25
Total Tenant Revenue Other	66.79	-679.17	745.96	-4,075.02	-2,560.42	-8,150.00	-68.58
TOTAL TENANT REVENUE	-15,007.21	-14,845.84	-161.37	-89,075.04	-90,826.42	-178,150.00	-49.02
OTHER REVENUE							
HUD/Other Grants & Investment Income							
10-1-000-006-3404.000 Revenue-other gov grants	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3404.010 Other Inc - Operations	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3610.000 Interest Income	-316.05	-125.00	-191.05	-750.00	-1,991.19	-1,500.00	32.75
10-1-000-006-8020.000 Oper Sub - Curr Yr	-4,493.00	-4,054.92	-438.08	-24,329.52	-29,020.00	-48,659.00	-40.36
Total HUD/Other Grants & Invest Income	-4,809.05	-4,179.92	-629.13	-25,079.52	-31,011.19	-50,159.00	-38.17
Other Revenue							
10-1-000-006-3850.000 Inspection(s) Income	0.00	-20.83	20.83	-124.98	0.00	-250.00	-100.00
10-1-000-006-3850.005 Income from Other Amps	0.00	-83.33	83.33	-499.98	0.00	-1,000.00	-100.00
10-1-000-006-3850.010 Garbage&Trash Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.020 Htg & Cooling Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.030 Snow Removal Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.040 Elevator Maint Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.050 Landscape&Grds Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.060 Unit Turnaround Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.070 Electric Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.080 Plumbing Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.090 Exterminator Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.100 Janitorial Inc	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-3850.110 Routine Main. Inc	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 Other Revenue	0.00	-104.16	104.16	-624.96	0.00	-1,250.00	-100.00
TOTAL OTHER REVENUE	-4,809.05	-4,284.08	-524.97	-25,704.48	-31,011.19	-51,409.00	-39.68
TOTAL REVENUE	-19,816.26	-19,129.92	-686.34	-114,779.52	-121,837.61	-229,559.00	-46.93

EXPENSES

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4190.000 Other Sundry	0.00	0.00	0.00	0.00	48.94	0.00	
10-1-000-006-4190.950 Background Verification	37.20	12.50	24.70	75.00	83.96	150.00	-44.03
Total Other Expense	37.20	12.50	24.70	75.00	132.90	150.00	-11.40
TOTAL OPERATING EXPENSE - Admin	6,357.89	10,921.01	-4,563.12	65,526.06	43,996.08	131,052.00	-66.43
<u>TENANT SERVICES</u>							
Tenant Services - Other							
10-1-000-006-4220.100 Ten Ser-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4220.110 Ten Ser-Recreation	0.00	20.83	-20.83	124.98	28.25	250.00	-88.70
Total Tenant Services - Other	0.00	20.83	-20.83	124.98	28.25	250.00	-88.70
TOTAL TENANT SERVICES EXPENSE	0.00	20.83	-20.83	124.98	28.25	250.00	-88.70
<u>MAINTENANCE & OPERATIONS EXPENSE</u>							
Maintenance - Labor & OT							
10-1-000-006-4410.000 Maintenance - Labor	2,774.40	3,006.25	-231.85	18,037.50	17,625.60	36,075.00	-51.14
10-1-000-006-4410.001 Salary Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.100 Maint Labor - OT	51.00	77.08	-26.08	462.48	154.53	925.00	-83.29
10-1-000-006-4410.200 Maint - Other Amps	0.00	0.00	0.00	0.00	1,173.27	0.00	
Total Maintenance - Labor & OT	2,825.40	3,083.33	-257.93	18,499.98	18,953.40	37,000.00	-48.77
Benefit Contributions - Maintenance							
10-1-000-006-4410.500 Emp Benefit - Maint	644.19	1,222.92	-578.73	7,337.52	4,103.01	14,675.00	-72.04
10-1-000-006-4410.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4410.502 Benefits Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Benefit Contributions - Maint.	644.19	1,222.92	-578.73	7,337.52	4,103.01	14,675.00	-72.04
Maintenance - Materials/Supplies							
10-1-000-006-4420.010 Garbage&Trash Supp	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
10-1-000-006-4420.020 Heating&Cooling Supp	966.00	25.00	941.00	150.00	969.59	300.00	223.20
10-1-000-006-4420.030 Snow Removal Supplies	0.00	8.33	-8.33	49.98	165.21	100.00	65.21
10-1-000-006-4420.031 Gas for Snow Removal	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-006-4420.050 Landscape/Grounds Sup	0.00	62.50	-62.50	375.00	43.32	750.00	-94.22
10-1-000-006-4420.051 Gasoline for mowing	0.00	12.50	-12.50	75.00	13.15	150.00	-91.23
10-1-000-006-4420.070 Electrical Supplies	0.00	25.00	-25.00	150.00	106.83	300.00	-64.39
10-1-000-006-4420.080 Plumbing Supplies	0.00	62.50	-62.50	375.00	309.40	750.00	-58.75
10-1-000-006-4420.090 Extermination Supplies	0.00	8.33	-8.33	49.98	0.00	100.00	-100.00
10-1-000-006-4420.100 Janitorial Supplies	345.57	95.83	249.74	574.98	824.53	1,150.00	-28.30
10-1-000-006-4420.110 Routine Maint.Supplies	0.00	416.67	-416.67	2,500.02	1,035.21	5,000.00	-79.30
10-1-000-006-4420.120 Other Misc Supplies	0.00	50.00	-50.00	300.00	49.90	600.00	-91.68
10-1-000-006-4420.121 Laundry Equip Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4420.125 Mileage	0.00	8.33	-8.33	49.98	-12.76	100.00	-112.76
10-1-000-006-4420.130 Security Supplies	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
Total Maintenance - Materials/Supplies	1,311.57	829.15	482.42	4,974.90	3,504.38	9,950.00	-64.78
Maintenance - Contracts							
10-1-000-006-4430.010 Garbage & Trash Cont	120.00	250.00	-130.00	1,500.00	-1.71	3,000.00	-100.06
10-1-000-006-4430.020 Heating & Cooling Cont	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
10-1-000-006-4430.030 Snow Removal Contract	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
10-1-000-006-4430.040 Elevator Maint Cont	1,208.80	541.67	667.13	3,250.02	2,158.06	6,500.00	-66.80
10-1-000-006-4430.050 Landscape & Grds Cont	300.00	41.67	258.33	250.02	585.00	500.00	17.00
10-1-000-006-4430.070 Electrical Contracts	0.00	62.50	-62.50	375.00	3,018.85	750.00	302.51
10-1-000-006-4430.080 Plumbing Contracts	2,468.23	833.33	1,634.90	4,999.98	4,742.61	10,000.00	-52.57
10-1-000-006-4430.090 Extermination Contracts	327.42	166.67	160.75	1,000.02	1,099.84	2,000.00	-45.01

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
10-1-000-006-4430.100 Janitorial Contracts	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4430.110 Routing Maint Cont	0.00	125.00	-125.00	750.00	5,958.57	1,500.00	297.24
10-1-000-006-4430.120 Other Misc. Cont Cost	0.00	25.00	-25.00	150.00	85.50	300.00	-71.50
10-1-000-006-4430.121 Laundry Equip Contract	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
10-1-000-006-4431.000 Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance - Contracts	4,424.45	2,237.51	2,186.94	13,425.06	17,646.72	26,850.00	-34.28
TOTAL MAINTENANCE EXPENSES	9,205.61	7,372.91	1,832.70	44,237.46	44,207.51	88,475.00	-50.03
<u>UTILITIES EXPENSE</u>							
Utilities Expense							
10-1-000-006-4310.000 Water	270.61	308.33	-37.72	1,849.98	1,583.72	3,700.00	-57.20
10-1-000-006-4315.000 Sewer	217.45	250.00	-32.55	1,500.00	1,282.87	3,000.00	-57.24
10-1-000-006-4320.000 Electric	1,198.16	833.33	364.83	4,999.98	5,437.72	10,000.00	-45.62
10-1-000-006-4330.000 Gas	255.86	833.33	-577.47	4,999.98	2,084.42	10,000.00	-79.16
Total Utilities Expense	1,942.08	2,224.99	-282.91	13,349.94	10,388.73	26,700.00	-61.09
TOTAL UTILITIES EXPENSE	1,942.08	2,224.99	-282.91	13,349.94	10,388.73	26,700.00	-61.09
<u>TOTAL PROTECTIVE SERVICES EXPENSE</u>							
Protective Services - Contract							
10-1-000-006-4480.000 Police Contract	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4480.100 ADT Contract	0.00	150.00	-150.00	900.00	1,086.34	1,800.00	-39.65
10-1-000-006-4480.500 Security Contract	0.00	125.00	-125.00	750.00	3,206.60	1,500.00	113.77
Total Protective Services - Contract	0.00	275.00	-275.00	1,650.00	4,292.94	3,300.00	30.09
TOTAL PROTECTIVE SERVICES EXPENSE	0.00	275.00	-275.00	1,650.00	4,292.94	3,300.00	30.09
<u>INSURANCE PREMIUMS EXPENSE</u>							
Insurance Expenses							
10-1-000-006-4510.010 Property Insurance	1,082.57	1,100.00	-17.43	6,600.00	6,495.42	13,200.00	-50.79
10-1-000-006-4510.015 Equipment Insurance	34.25	35.42	-1.17	212.52	205.50	425.00	-51.65
10-1-000-006-4510.020 Liability Insurance	119.93	120.83	-0.90	724.98	719.58	1,450.00	-50.37
10-1-000-006-4510.025 PE & PO Insurance	78.79	81.25	-2.46	487.50	472.74	975.00	-51.51
10-1-000-006-4510.030 Work Comp	244.76	250.00	-5.24	1,500.00	1,468.56	3,000.00	-51.05
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 Insurance Expenses	1,560.30	1,587.50	-27.20	9,525.00	9,361.80	19,050.00	-50.86
TOTAL INSURANCE PREMIUMS EXPENSE	1,560.30	1,587.50	-27.20	9,525.00	9,361.80	19,050.00	-50.86
<u>GENERAL EXPENSES</u>							
General Expenses							
10-1-000-006-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-4590.000 Other General	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 General Expenses	0.00	0.00	0.00	0.00	0.00	0.00	
Payment In Lieu Of Taxes - PILOT Tax							
10-1-000-006-4520.000 Pay in lieu of Tax	1,313.19	1,707.08	-393.89	10,242.48	7,787.73	20,485.00	-61.98
Total Payment In Lieu Of Taxes - PILOT	1,313.19	1,707.08	-393.89	10,242.48	7,787.73	20,485.00	-61.98
Bad Debt Write-Offs - Tenant Rents							
10-1-000-006-4570.000 Collection Losses	146.00	0.00	146.00	0.00	318.00	0.00	

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Knox County Housing Authority
INCOME STATEMENT - AMP 3, Bluebell
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
Total Bad Debt Write-Offs - Tenant Rents	146.00	0.00	146.00	0.00	318.00	0.00	
TOTAL OTHER GENERAL EXPENSES	1,459.19	1,707.08	-247.89	10,242.48	8,105.73	20,485.00	-60.43
<u>INTEREST EXP & AMORTIZATION COST</u>							
Interest Expense							
Total Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL INTEREST EXP & AMORT COST	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSE	20,525.07	24,109.32	-3,584.25	144,655.92	120,381.04	289,312.00	-58.39
NET (REVENUE)/EXPENSE	708.81	4,979.40	-4,270.59	29,876.40	-1,456.57	59,753.00	-102.44
<u>MISCELLANEOUS EXPENSE</u>							
Extraordinary & Casualty Expense							
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 Extraordinary Expense	0.00	0.00	0.00	0.00	0.00	0.00	
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 Casualty Losses - Non-capitalized	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
10-1-000-006-4800.000 Depreciation Exp BB	14,010.00	14,010.00	0.00	84,060.00	84,060.00	168,120.00	-50.00
Total Depreciation Expense	14,010.00	14,010.00	0.00	84,060.00	84,060.00	168,120.00	-50.00
TOTAL MISCELLANEOUS EXPENSES	14,010.00	14,010.00	0.00	84,060.00	84,060.00	168,120.00	-50.00
TOTAL EXPENSES	14,718.81	18,989.40	-4,270.59	113,936.40	82,603.43	227,873.00	-63.75
<u>OTHER FINANCING SOURCES (USES)</u>							
Operating/Reserve Transfers In/Out							
10-1-000-006-7010.000 Prov Oper Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
10-1-000-006-9111.000 Operating Xfers - In	0.00	9,009.75	-9,009.75	54,058.50	0.00	108,117.00	-100.00
10-1-000-006-9111.100 Operating Xfers - Out	0.00	0.00	0.00	0.00	0.00	0.00	
Total Operating/Reserve Transfers In/Out	0.00	9,009.75	-9,009.75	54,058.50	0.00	108,117.00	-100.00
TOTAL OTHER FINANCING SOURCES	0.00	9,009.75	-9,009.75	54,058.50	0.00	108,117.00	-100.00
EXCESS (REVENUE)/EXPENSE	14,718.81	27,999.15	-13,280.34	167,994.90	82,603.43	335,990.00	-75.41

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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
30-1-000-000-4190.401 Printing Supplies	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.550 Computers	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.800 Internet Services	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4190.850 IT Support	0.00	25.00	-25.00	150.00	0.00	300.00	-100.00
30-1-000-000-4190.950 Background Verification	99.40	66.67	32.73	400.02	290.29	800.00	-63.71
Total Admin Sundry & w/o Sundry	686.22	1,154.17	-467.95	6,925.02	3,815.34	13,850.00	-72.45
TOTAL ADMIN EXPENSE	10,889.72	12,862.17	-1,972.45	77,173.02	67,828.79	154,346.00	-56.05
General Expense							
30-1-000-000-4400.000 Maint & Operation	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.000 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4510.025 PE & PO Insurance	78.79	81.25	-2.46	487.50	472.74	975.00	-51.51
30-1-000-000-4510.030 Work Comp Insurance	223.90	225.00	-1.10	1,350.00	1,343.40	2,700.00	-50.24
30-1-000-000-4510.035 Auto Insurance	52.25	52.50	-0.25	315.00	313.50	630.00	-50.24
30-1-000-000-4510.040 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4530.000 Term Leave Pay	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4540.000 Employee Benefits	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4570.100 Collection Loss Admin	140.50	-41.67	182.17	-250.02	-167.50	-500.00	-66.50
30-1-000-000-4590.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4590.010 Admin Gen Exp-Port	366.40	416.67	-50.27	2,500.02	2,212.17	5,000.00	-55.76
30-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total General Expense	861.84	733.75	128.09	4,402.50	4,174.31	8,805.00	-52.59
TOTAL GENERAL EXPENSE	861.84	733.75	128.09	4,402.50	4,174.31	8,805.00	-52.59
Surplus Adjustments							
30-1-000-000-6010.000 Prior Yr Adj - ARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6020.000 Prior Yr Adj - NARR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-6120.000 Gain/Loss-Nonex Eq	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
30-1-000-000-7016.000 Prov for Oper Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7027.000 Prov for Proj Rsrve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
30-1-000-000-7520.000 Replace Nonexp Eq	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7530.000 Repts Nonex Eq NR	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.020 Materials	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.030 NonExp Equipment	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7540.040 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-7590.000 Oper Exp Prop Contra	0.00	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Depreciation Expense							
30-1-000-000-4800.000 Dpreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Total Depreciation Expense	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL ADMIN EXPENSES	11,751.56	13,595.92	-1,844.36	81,575.52	72,003.10	163,151.00	-55.87
ADMIN (Profit)/Loss w/ Depreciation	818.82	3,452.67	-2,633.85	20,716.02	9,664.78	41,432.00	-76.67

Date:
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Knox County Housing Authority
INCOME STATEMENT - HCV ADMIN & HAP
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
HAP REVENUE							
HAP Income							
30-1-000-000-3300.200 Fraud Recovery - HAP	-1,723.50	-375.00	-1,348.50	-2,250.00	-4,450.00	-4,500.00	-1.11
30-1-000-000-3300.500 Int Reserve Surplus-HAP	0.00	-8.33	8.33	-49.98	0.00	-100.00	-100.00
30-1-000-000-8026.000 Ann Contr-Cur Yr	-75,907.00	-69,174.67	-6,732.33	-415,048.02	-453,713.00	-830,096.00	-45.34
30-1-000-000-8027.000 Ann Contr - Pr Yr	0.00	0.00	0.00	0.00	0.00	0.00	
Total Income	-77,630.50	-69,558.00	-8,072.50	-417,348.00	-458,163.00	-834,696.00	-45.11
TOTAL HAP INCOME	-77,630.50	-69,558.00	-8,072.50	-417,348.00	-458,163.00	-834,696.00	-45.11
HAP EXPENSES							
HAP Expenses							
30-1-000-000-4715.010 HAP-Occupied Units	55,471.00	57,500.00	-2,029.00	345,000.00	351,408.00	690,000.00	-49.07
30-1-000-000-4715.015 HAP Mid Month Lease	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.020 HAP-Repayments	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.021 HAP-FraudRepay-HUD	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.030 HAP-Port Ins	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4715.040 HAP-Util Payments	2,241.00	2,666.67	-425.67	16,000.02	12,987.00	32,000.00	-59.42
30-1-000-000-4715.050 HAP-Homeownership	243.00	250.00	-7.00	1,500.00	1,458.00	3,000.00	-51.40
30-1-000-000-4715.070 HAP-Portable	12,244.00	11,666.67	577.33	70,000.02	74,522.00	140,000.00	-46.77
30-1-000-000-4715.080 HAP Hard to House	0.00	0.00	0.00	0.00	0.00	0.00	
30-1-000-000-4718.000 HAP-Escrow Certs	0.00	0.00	0.00	0.00	0.00	0.00	
Total HAP Expenses	70,199.00	72,083.34	-1,884.34	432,500.04	440,375.00	865,000.00	-49.09
TOTAL HAP EXPENSE	70,199.00	72,083.34	-1,884.34	432,500.04	440,375.00	865,000.00	-49.09
General HAP Expenses							
30-1-000-000-4570.200 Collection Loss HUD	140.50	-41.67	182.17	-250.02	-167.50	-500.00	-66.50
Total General HAP Expenses	140.50	-41.67	182.17	-250.02	-167.50	-500.00	-66.50
TOTAL GENERAL HAP EXPENSES	140.50	-41.67	182.17	-250.02	-167.50	-500.00	-66.50
Prior Year Adj - HAP							
30-1-000-000-6010.010 Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL HAP EXPENSES	70,339.50	72,041.67	-1,702.17	432,250.02	440,207.50	864,500.00	-49.08
Remaining HAP to/from Reserve	-7,291.00	2,483.67	-9,774.67	14,902.02	-17,955.50	29,804.00	-160.25

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Brentwood	72.00	72.00	0.00	432.00	432.00	864.00	0.00
REVENUE							
<u>TENANT REVENUE</u>							
Tenant Rent Revenue							
60-1-000-000-5120.000 Rent - Brentwood	-26,806.00	-27,966.67	1,160.67	-167,800.02	-163,422.00	-335,600.00	-51.30
60-1-000-000-5125.000 PHA Rent	-4,719.00	-4,000.00	-719.00	-24,000.00	-25,873.00	-48,000.00	-46.10
60-1-000-000-5320.000 Rent Adjustments	-587.00	0.00	-587.00	0.00	-244.00	0.00	
Total Tenant Rent Revenue	-32,112.00	-31,966.67	-145.33	-191,800.02	-189,539.00	-383,600.00	-50.59
Excess Rent							
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 Excess Rent	0.00	0.00	0.00	0.00	0.00	0.00	
Vacancies Revenue							
60-1-000-000-5220.000 Vacancies - Brentwood	0.00	639.33	-639.33	3,835.98	0.00	7,672.00	-100.00
Total Vacancies Revenue	0.00	639.33	-639.33	3,835.98	0.00	7,672.00	-100.00
TOTAL TENANT REVENUE	-32,112.00	-31,327.34	-784.66	-187,964.04	-189,539.00	-375,928.00	-49.58
<u>INVESTMENT REVENUE</u>							
Investment Revenue							
60-1-000-000-5410.000 Interest Income	-358.80	-333.33	-25.47	-1,999.98	-2,279.29	-4,000.00	-43.02
60-1-000-000-5420.000 Interst Sec Deposits	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5500.000 Other Inc - HUD Int Crd	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-358.80	-333.33	-25.47	-1,999.98	-2,279.29	-4,000.00	-43.02
TOTAL INVESTMENT INCOME	-358.80	-333.33	-25.47	-1,999.98	-2,279.29	-4,000.00	-43.02
<u>OTHER REVENUE</u>							
Other Revenue							
60-1-000-000-5900.000 Other Income	0.00	-4.17	4.17	-25.02	0.00	-50.00	-100.00
60-1-000-000-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	-219.44	0.00	
60-1-000-000-5910.000 Laundry Income	-562.50	-300.00	-262.50	-1,800.00	-4,657.01	-3,600.00	29.36
60-1-000-000-5920.000 Bad Check Charges	0.00	-1.67	1.67	-10.02	-60.00	-20.00	200.00
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	-211.00	-440.00	229.00	-2,640.00	-2,173.94	-5,280.00	-58.83
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	-219.00	-200.00	-19.00	-1,200.00	-1,162.00	-2,400.00	-51.58
60-1-000-000-5926.000 Violation Charges	0.00	-36.25	36.25	-217.50	-279.00	-435.00	-35.86
60-1-000-000-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.000 ECRM Grant Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5991.100 ECRM Grant #2 Inc-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.000 Carver Center Grant-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-992.50	-982.09	-10.41	-5,892.54	-8,551.39	-11,785.00	-27.44
TOTAL OTHER REVENUE	-992.50	-982.09	-10.41	-5,892.54	-8,551.39	-11,785.00	-27.44
TOTAL REVENUE	-33,463.30	-32,642.76	-820.54	-195,856.56	-200,369.68	-391,713.00	-48.85
EXPENSES							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
<u>OPERATING EXPENSES</u>							
Administrative Salaries & Benefits							
60-1-000-000-6330.000 Manager Salaries	2,368.50	2,541.67	-173.17	15,250.02	15,050.32	30,500.00	-50.65
60-1-000-000-6330.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6330.500 Manager's Benefits	771.32	845.83	-74.51	5,074.98	4,684.02	10,150.00	-53.85
60-1-000-000-6330.501 Wellness Benefit-Admin	0.00	0.00	0.00	0.00	0.00	0.00	
Total Administrative Salaries & Benefits	3,139.82	3,387.50	-247.68	20,325.00	19,734.34	40,650.00	-51.45
Admin Sundry							
60-1-000-000-6210.000 Admin. Advertisement	9.20	41.67	-32.47	250.02	193.67	500.00	-61.27
60-1-000-000-6250.000 Misc Renting Expense	102.00	141.67	-39.67	850.02	476.00	1,700.00	-72.00
60-1-000-000-6311.000 Office Expense-Brent	68.36	150.00	-81.64	900.00	862.98	1,800.00	-52.06
60-1-000-000-6311.050 Office Rental Expense	225.00	221.83	3.17	1,330.98	1,312.50	2,662.00	-50.69
60-1-000-000-6311.100 Phone/Internet Service	143.06	180.00	-36.94	1,080.00	1,077.70	2,160.00	-50.11
60-1-000-000-6311.150 IT Support	23.60	33.33	-9.73	199.98	72.03	400.00	-81.99
60-1-000-000-6340.000 Legal	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6350.000 Audit	0.00	75.00	-75.00	450.00	0.00	900.00	-100.00
60-1-000-000-6360.000 Training - Staff	147.50	83.33	64.17	499.98	155.87	1,000.00	-84.41
60-1-000-000-6360.010 Training - Commiss	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6365.000 Travel - Staff	64.67	125.00	-60.33	750.00	345.39	1,500.00	-76.97
60-1-000-000-6365.010 Travel - Commissioners	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6370.000 Bad Debt	488.00	166.67	321.33	1,000.02	-1,261.43	2,000.00	-163.07
60-1-000-000-6380.000 Consulting Services	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-000-6380.500 Translating/Interp Serv.	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
60-1-000-000-6399.000 Other Administrative	56.92	66.67	-9.75	400.02	113.84	800.00	-85.77
Total Admin Sundry	1,328.31	1,343.51	-15.20	8,061.06	3,348.55	16,122.00	-79.23
Fee Expense							
60-1-000-000-6320.000 Management Fees	5,116.30	5,400.00	-283.70	32,400.00	31,063.25	64,800.00	-52.06
60-1-000-000-6351.000 Bookkeeping Fees	630.00	648.00	-18.00	3,888.00	3,825.00	7,776.00	-50.81
Total Fee Expense	5,746.30	6,048.00	-301.70	36,288.00	34,888.25	72,576.00	-51.93
TOTAL OPERATING EXPENSES	10,214.43	10,779.01	-564.58	64,674.06	57,971.14	129,348.00	-55.18
<u>UTILITIES</u>							
Utilities Expense							
60-1-000-000-6450.000 Utilites - Electric	0.00	458.33	-458.33	2,749.98	1,358.75	5,500.00	-75.30
60-1-000-000-6451.000 Utilities - Water	976.80	800.00	176.80	4,800.00	4,260.00	9,600.00	-55.63
60-1-000-000-6452.000 Utilities - Gas	84.66	150.00	-65.34	900.00	409.70	1,800.00	-77.24
60-1-000-000-6453.000 Utilities - Sewer	938.37	720.00	218.37	4,320.00	4,108.44	8,640.00	-52.45
Total Utilities	1,999.83	2,128.33	-128.50	12,769.98	10,136.89	25,540.00	-60.31
TOTAL UTILITIES	1,999.83	2,128.33	-128.50	12,769.98	10,136.89	25,540.00	-60.31
<u>MAINTENANCE EXPENSES</u>							
Maintenance Salaries							
60-1-000-000-6510.000 Maintenance Salaries	3,865.60	4,108.33	-242.73	24,649.98	23,900.66	49,300.00	-51.52
60-1-000-000-6510.001 Salaries Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.100 OT Maintenance	0.00	20.83	-20.83	124.98	0.00	250.00	-100.00
60-1-000-000-6510.200 Maint from Amps	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6510.500 Maint. Employee Ben.	1,641.80	1,795.83	-154.03	10,774.98	9,881.27	21,550.00	-54.15
60-1-000-000-6510.501 Wellness Benefit - Maint	0.00	0.00	0.00	0.00	0.00	0.00	
Total Maintenance Salaries	5,507.40	5,924.99	-417.59	35,549.94	33,781.93	71,100.00	-52.49
Maintenance Supplies							

Date:
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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
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 Heating/Cooling Supplies	0.00	58.33	-58.33	349.98	36.36	700.00	-94.81
60-1-000-000-6515.030 Snow Removal Supplies	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-000-6515.050 Lndscape/Grnd Supplies	0.00	166.67	-166.67	1,000.02	1,700.40	2,000.00	-14.98
60-1-000-000-6515.070 Electrical Supplies	0.00	133.33	-133.33	799.98	589.42	1,600.00	-63.16
60-1-000-000-6515.080 Plumbing Supplies	0.00	400.00	-400.00	2,400.00	1,757.99	4,800.00	-63.38
60-1-000-000-6515.100 Janitorial Supplies	14.39	125.00	-110.61	750.00	514.34	1,500.00	-65.71
60-1-000-000-6515.110 Routine Maint. Supplies	113.79	849.33	-735.54	5,095.98	508.72	10,192.00	-95.01
60-1-000-000-6515.114 Painting Supplies - BW	16.30	158.33	-142.03	949.98	1,055.38	1,900.00	-44.45
60-1-000-000-6515.115 Refrigerators	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
60-1-000-000-6515.116 Stoves	0.00	80.00	-80.00	480.00	0.00	960.00	-100.00
60-1-000-000-6515.120 Misc. Other Supplies	0.00	41.67	-41.67	250.02	52.78	500.00	-89.44
Total Maintenance Supplies	144.48	2,179.33	-2,034.85	13,075.98	6,215.39	26,152.00	-76.23
Maintenance Contracts							
60-1-000-000-6516.000 Interior Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6516.200 Carpet Repr/Repl-BW	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6520.010 Garbage/Trash Contract	992.95	912.50	80.45	5,475.00	3,559.01	10,950.00	-67.50
60-1-000-000-6520.020 Heat/Cool Contract	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-000-6520.030 Snow Removal Contract	0.00	165.00	-165.00	990.00	0.00	1,980.00	-100.00
60-1-000-000-6520.050 Landscape&Grds Cont	0.00	166.67	-166.67	1,000.02	519.00	2,000.00	-74.05
60-1-000-000-6520.070 Electrical Contract	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
60-1-000-000-6520.080 Plumbing Contract	0.00	137.50	-137.50	825.00	210.19	1,650.00	-87.26
60-1-000-000-6520.090 Extermination Contract	0.00	212.50	-212.50	1,275.00	1,162.24	2,550.00	-54.42
60-1-000-000-6520.100 Janitorial Contract	29.99	108.33	-78.34	649.98	544.97	1,300.00	-58.08
60-1-000-000-6520.110 Routine Maint. Contract	99.00	100.00	-1.00	600.00	813.70	1,200.00	-32.19
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	315.34	558.33	-242.99	3,349.98	315.34	6,700.00	-95.29
60-1-000-000-6520.120 Misc. Other Contracts	0.00	4,516.67	-4,516.67	27,100.02	0.00	54,200.00	-100.00
Total Maintenance Contracts	1,437.28	6,985.84	-5,548.56	41,915.04	7,124.45	83,830.00	-91.50
TOTAL MAINTENANCE	7,089.16	15,090.16	-8,001.00	90,540.96	47,121.77	181,082.00	-73.98
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-000-6710.000 PILOT - Real Estate Tax	1,505.61	1,672.83	-167.22	10,036.98	8,970.11	20,074.00	-55.31
60-1-000-000-6720.000 Property Insurance	952.05	966.67	-14.62	5,800.02	5,712.30	11,600.00	-50.76
60-1-000-000-6720.500 Equipment Insurance	47.88	50.00	-2.12	300.00	287.28	600.00	-52.12
60-1-000-000-6721.000 Liability Insurance	167.63	168.75	-1.12	1,012.50	1,005.78	2,025.00	-50.33
60-1-000-000-6721.500 PE & PO Insuranace	78.79	81.33	-2.54	487.98	472.74	976.00	-51.56
60-1-000-000-6722.000 Work Comp Insurance	251.90	254.17	-2.27	1,525.02	1,511.40	3,050.00	-50.45
60-1-000-000-6722.500 Auto Insurnace	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6790.000 Other General Exp	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-000-6795.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	3,003.86	3,193.75	-189.89	19,162.50	17,959.61	38,325.00	-53.14
TOTAL TAXES & INSURANCE EXPENSE	3,003.86	3,193.75	-189.89	19,162.50	17,959.61	38,325.00	-53.14

MISCELLANEOUS EXPENSE
Financial Expenses

Date:

Time:

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Knox County Housing Authority
INCOME STATEMENT - AHP Brentwood
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-000-6810.000 Interest Expense Payable	0.00	2,166.67	-2,166.67	13,000.02	10,365.87	26,000.00	-60.13
60-1-000-000-6860.000 Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	0.00	2,166.67	-2,166.67	13,000.02	10,365.87	26,000.00	-60.13
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							
60-1-000-000-6010.000 Prior Yr Adj - BW	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-000-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-000-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	0.00	2,166.67	-2,166.67	13,000.02	10,365.87	26,000.00	-60.13
TOTAL EXPENSES BEFORE DEPRECIATION	22,307.28	33,357.92	-11,050.64	200,147.52	143,555.28	400,295.00	-64.14
NET REVENUE/EXPENSES (PROFIT)/LOSS	-11,156.02	715.16	-11,871.18	4,290.96	-56,814.40	8,582.00	-762.02
Depreciation Expense							
60-1-000-000-6600.000 Depreciation Expense	7,330.00	7,330.00	0.00	43,980.00	43,980.00	87,960.00	-50.00
Total Depreciation Expense	7,330.00	7,330.00	0.00	43,980.00	43,980.00	87,960.00	-50.00
TOTAL DEPRECIATION EXPENSE	7,330.00	7,330.00	0.00	43,980.00	43,980.00	87,960.00	-50.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-3,826.02	8,045.16	-11,871.18	48,270.96	-12,834.40	96,542.00	-113.29
TOTAL BOND PAYMENT	0.00	0.00	0.00	0.00	9,071.64	0.00	

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
PUM - Prairieland	65.00	65.00	0.00	390.00	390.00	780.00	0.00
REVENUE							
TENANT REVENUE							
Tenant Rent Revenue							
60-1-000-001-5120.000 Rent - Prairieland	-22,919.00	-22,025.50	-893.50	-132,153.00	-132,537.00	-264,306.00	-49.85
60-1-000-001-5125.000 PHA Rent	-1,819.00	-2,100.00	281.00	-12,600.00	-10,852.00	-25,200.00	-56.94
60-1-000-001-5126.000 Georgia HAP - Prairie S8	-2,961.00	-3,300.00	339.00	-19,800.00	-18,403.00	-39,600.00	-53.53
60-1-000-001-5320.000 Rent Adjustments	184.00	0.00	184.00	0.00	56.00	0.00	
Total Tenant Rent Revenue	-27,515.00	-27,425.50	-89.50	-164,553.00	-161,736.00	-329,106.00	-50.86
Excess Rent							
60-1-000-001-5970.000 Excess Rent	-701.00	-600.00	-101.00	-3,600.00	-3,838.00	-7,200.00	-46.69
60-1-000-001-5971.000 Excess Rent to HUD	0.00	0.00	0.00	0.00	0.00	0.00	
Total Excess Rent	-701.00	-600.00	-101.00	-3,600.00	-3,838.00	-7,200.00	-46.69
Vacancies Revenue							
60-1-000-001-5220.000 Vacancies	0.00	490.42	-490.42	2,942.52	0.00	5,885.00	-100.00
Total Vacancies Revenue	0.00	490.42	-490.42	2,942.52	0.00	5,885.00	-100.00
TOTAL TENANT REVENUE	-28,216.00	-27,535.08	-680.92	-165,210.48	-165,574.00	-330,421.00	-49.89
INVESTMENT REVENUE							
Investment Revenue							
60-1-000-001-5410.000 Interest Income	-9.56	-6.25	-3.31	-37.50	-18.56	-75.00	-75.25
60-1-000-001-5420.000 Interest Sec Dep	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5440.000 Rep Res Interest	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5450.000 Residual Res Int Inc	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5500.000 HUD Interest Payment	0.00	0.00	0.00	0.00	0.00	0.00	
Total Investment Revenue	-9.56	-6.25	-3.31	-37.50	-18.56	-75.00	-75.25
TOTAL INVESTMENT INCOME	-9.56	-6.25	-3.31	-37.50	-18.56	-75.00	-75.25
OTHER REVENUE							
Other Revenue							
60-1-000-001-5127.000 Office Rent Receipt	-225.00	-221.83	-3.17	-1,330.98	-1,312.50	-2,662.00	-50.69
60-1-000-001-5900.000 Other Income	-141.00	0.00	-141.00	0.00	-141.00	0.00	
60-1-000-001-5901.000 Income - LR Amps	0.00	0.00	0.00	0.00	0.00	0.00	
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	-1.67	1.67	-10.02	-20.00	-20.00	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	-301.00	-350.00	49.00	-2,100.00	-2,048.00	-4,200.00	-51.24
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	-474.00	-170.00	-304.00	-1,020.00	-1,594.00	-2,040.00	-21.86
60-1-000-001-5926.000 Violation Charges	0.00	-33.75	33.75	-202.50	0.00	-405.00	-100.00
60-1-000-001-5930.000 Retained HAP	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5979.000 Gifts	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5990.300 T.S. Income - Grants	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5991.000 ECRM Grant Inc-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-5992.500 Late Charges	0.00	0.00	0.00	0.00	0.00	0.00	
Total Other Revenue	-1,141.00	-777.25	-363.75	-4,663.50	-5,115.50	-9,327.00	-45.15
TOTAL OTHER REVENUE	-1,141.00	-777.25	-363.75	-4,663.50	-5,115.50	-9,327.00	-45.15
TOTAL REVENUE	-29,366.56	-28,318.58	-1,047.98	-169,911.48	-170,708.06	-339,823.00	-49.77

EXPENSES

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6515.020 Heating/Cooling Supplies	0.00	100.00	-100.00	600.00	597.22	1,200.00	-50.23
60-1-000-001-6515.030 Snow Removal Supplies	0.00	45.83	-45.83	274.98	0.00	550.00	-100.00
60-1-000-001-6515.050 Lndscape/Grnd Supplies	31.32	150.00	-118.68	900.00	489.65	1,800.00	-72.80
60-1-000-001-6515.070 Electrical Supplies	84.50	116.67	-32.17	700.02	420.61	1,400.00	-69.96
60-1-000-001-6515.080 Plumbing Supplies	0.00	208.33	-208.33	1,249.98	1,798.99	2,500.00	-28.04
60-1-000-001-6515.100 Janitorial Supplies	0.00	66.67	-66.67	400.02	154.16	800.00	-80.73
60-1-000-001-6515.110 Routine Maint. Supplies	0.00	541.67	-541.67	3,250.02	952.55	6,500.00	-85.35
60-1-000-001-6515.114 Painting Supplies - PL	16.30	150.00	-133.70	900.00	491.57	1,800.00	-72.69
60-1-000-001-6515.115 Refrigerators	0.00	79.17	-79.17	475.02	0.00	950.00	-100.00
60-1-000-001-6515.116 Stoves	0.00	66.67	-66.67	400.02	0.00	800.00	-100.00
60-1-000-001-6515.120 Other Misc. Supplies	0.00	83.33	-83.33	499.98	0.00	1,000.00	-100.00
Total Maintenance Supplies	132.12	1,608.34	-1,476.22	9,650.04	4,904.75	19,300.00	-74.59
Maintenance Contracts							
60-1-000-001-6516.000 Interior Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6516.200 Carpet Repr/Repl-PL	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6520.010 Garbage/Trash Contract	1,394.00	833.33	560.67	4,999.98	4,253.41	10,000.00	-57.47
60-1-000-001-6520.020 Heat/Cool Contract	0.00	50.00	-50.00	300.00	555.81	600.00	-7.37
60-1-000-001-6520.030 Snow Removal Contract	0.00	125.00	-125.00	750.00	0.00	1,500.00	-100.00
60-1-000-001-6520.050 Landscape&Grnds Cont	0.00	100.00	-100.00	600.00	0.00	1,200.00	-100.00
60-1-000-001-6520.070 Electrical Contract	0.00	16.67	-16.67	100.02	0.00	200.00	-100.00
60-1-000-001-6520.080 Plumbing Contract	0.00	41.67	-41.67	250.02	0.00	500.00	-100.00
60-1-000-001-6520.090 Extermin Contract	0.00	170.83	-170.83	1,024.98	423.72	2,050.00	-79.33
60-1-000-001-6520.100 Janitorial	0.00	33.33	-33.33	199.98	29.99	400.00	-92.50
60-1-000-001-6520.110 Routine Main. Contract	30.00	41.67	-11.67	250.02	122.70	500.00	-75.46
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00	500.00	-500.00	3,000.00	0.00	6,000.00	-100.00
60-1-000-001-6520.120 Other Misc. Contracts	0.00	5,367.67	-5,367.67	32,206.02	0.00	64,412.00	-100.00
Total Maintenance Contracts	1,424.00	7,280.17	-5,856.17	43,681.02	5,385.63	87,362.00	-93.84
TOTAL MAINTENANCE	7,063.35	14,813.50	-7,750.15	88,881.00	44,071.51	177,762.00	-75.21
TAXES & INSURANCE EXPENSE							
Taxes & Insurance Expense							
60-1-000-001-6710.000 PILOT - Real Estate Tax	1,279.69	1,488.00	-208.31	8,928.00	7,607.01	17,856.00	-57.40
60-1-000-001-6720.000 Prpoerty Insurance	944.37	960.42	-16.05	5,762.52	5,666.22	11,525.00	-50.84
60-1-000-001-6720.500 Equipment Insurance	43.99	45.75	-1.76	274.50	263.94	549.00	-51.92
60-1-000-001-6721.000 Liability Insurance	154.00	154.17	-0.17	925.02	924.00	1,850.00	-50.05
60-1-000-001-6721.500 PE & PO Insuranace	78.79	80.83	-2.04	484.98	472.74	970.00	-51.26
60-1-000-001-6722.000 Work Comp Insurance	251.90	254.17	-2.27	1,525.02	1,511.40	3,050.00	-50.45
60-1-000-001-6722.500 Auto Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6724.000 Other Insurance	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6790.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	
60-1-000-001-6795.000 Comp Absences	0.00	0.00	0.00	0.00	0.00	0.00	
Total Taxes & Insurance Expense	2,752.74	2,983.34	-230.60	17,900.04	16,445.31	35,800.00	-54.06
TOTAL TAXES & INSURANCE EXPENSE	2,752.74	2,983.34	-230.60	17,900.04	16,445.31	35,800.00	-54.06
MISCELLANEOUS EXPENSE							
Financial Expenses							
60-1-000-001-6810.000 Interest Payable	0.00	2,150.00	-2,150.00	12,900.00	12,273.09	25,800.00	-52.43
60-1-000-001-6860.000 Sec Dep Int	0.00	0.00	0.00	0.00	0.00	0.00	
Total Financial Expenses	0.00	2,150.00	-2,150.00	12,900.00	12,273.09	25,800.00	-52.43
Amortization Expense							
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	0.00	
Surplus Adjustments							

Date:
Time:
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Knox County Housing Authority
INCOME STATEMENT - AHP, Prairieland
September, 2019

	Monthly Amt	Monthly Budget	Variance	YTD Budget	Current YTD	Budget	Variance %
60-1-000-001-6010.000 Prior Yr Adj - PL	0.00	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	0.00	
Provision for Reserve							
60-1-000-001-7010.000 Provision For Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	0.00	
Capital Expenditures							
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Vandalism Expenditures							
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	
Transfers In/Out							
60-1-000-001-9111.000 Operating Xfers - In	0.00	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL MISCELLANEOUS EXPENSE	0.00	2,150.00	-2,150.00	12,900.00	12,273.09	25,800.00	-52.43
TOTAL EXPENSES BEFORE DEPRECIATION	22,613.26	32,147.66	-9,534.40	192,885.96	140,396.20	385,772.00	-63.61
NET REVENUE/EXPENSES (PROFIT)/LOSS	-6,753.30	3,829.08	-10,582.38	22,974.48	-30,311.86	45,949.00	-165.97
Depreciation Expense							
60-1-000-001-6600.000 Depreciation Expense	6,257.00	6,257.50	-0.50	37,545.00	37,542.00	75,090.00	-50.00
Total Depreciation Expense	6,257.00	6,257.50	-0.50	37,545.00	37,542.00	75,090.00	-50.00
TOTAL DEPRECIATION EXPENSE	6,257.00	6,257.50	-0.50	37,545.00	37,542.00	75,090.00	-50.00
NET REVENUE/EXPENSE (PROFIT)/LOSS AFTER DEPRECIATION EXPENSE	-496.30	10,086.58	-10,582.88	60,519.48	7,230.14	121,039.00	-94.03
TOTAL BOND PAYMENT	0.00	0.00	0.00	0.00	9,071.64	0.00	

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
September 30, 2019

COCC - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	91,891.03	56,930.00	34,961.03	366,067.93	683,160.00	-46.42
TOTAL OPERATING INCOME	91,891.03	56,930.00	34,961.03	366,067.93	683,160.00	-46.42
OPERATING EXPENSE						
Total Administration Expenses	41,621.59	42,691.68	-1,070.09	261,118.62	512,300.00	-49.03
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	
Total Utilities Expenses	379.57	466.67	-87.10	1,664.60	5,600.00	-70.28
Total Maintenance Expenses	52.18	483.31	-431.13	1,055.17	5,800.00	-81.81
General Expense	834.04	1,344.67	-510.63	6,055.24	16,136.00	-62.47
TOTAL ROUTINE OPERATING EXPENSES	42,887.38	44,986.33	-2,098.95	269,893.63	539,836.00	-50.00
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	7,730.33	-7,730.33	0.00	92,764.00	-100.00
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	42,887.38	52,716.66	-9,829.28	269,893.63	632,600.00	-57.34
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	49,003.65	4,213.34	44,790.31	96,174.30	50,560.00	90.22
Total Depreciation Expense						
	53.00	53.00	0.00	318.00	636.00	-50.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	48,950.65	4,160.34	44,790.31	95,856.30	49,924.00	92.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
September 30, 2019

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	69,567.00	65,790.60	3,776.40	445,031.23	789,487.00	-43.63
TOTAL OPERATING INCOME	69,567.00	65,790.60	3,776.40	445,031.23	789,487.00	-43.63
OPERATING EXPENSE						
Total Administration Expenses	27,557.61	25,909.99	1,647.62	156,734.53	310,920.00	-49.59
Total Tenant Services	81.48	41.67	39.81	337.93	500.00	-32.41
Total Utilities Expenses	7,575.15	7,916.67	-341.52	32,507.33	95,000.00	-65.78
Total Maintenance Expenses	39,744.84	22,902.12	16,842.72	159,837.72	274,825.00	-41.84
General Expense	8,556.93	5,938.26	2,618.67	41,561.66	71,259.00	-41.68
TOTAL ROUTINE OPERATING EXPENSES	83,516.01	62,708.71	20,807.30	390,979.17	752,504.00	-48.04
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-26,301.42	26,301.42	0.00	-315,617.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	83,516.01	36,407.29	47,108.72	390,979.17	436,887.00	-10.51
NET REVENUE/EXPENSE PROFIT/-LOSS	-13,949.01	29,383.31	-43,332.32	54,052.06	352,600.00	-84.67
Total Depreciation Expense						
Total Depreciation Expense	29,300.00	29,300.00	0.00	175,800.00	351,600.00	-50.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-43,249.01	83.31	-43,332.32	-121,747.94	1,000.00	-12,274.79

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
September 30, 2019

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	81,937.13	76,000.16	5,936.97	518,103.17	912,002.00	-43.19
TOTAL OPERATING INCOME	81,937.13	76,000.16	5,936.97	518,103.17	912,002.00	-43.19
OPERATING EXPENSE						
Total Administration Expenses	33,010.61	32,637.60	373.01	198,998.11	391,651.00	-49.19
Total Tenant Services	176.00	740.00	-564.00	334.98	8,880.00	-96.23
Total Utilities Expenses	4,027.81	1,709.17	2,318.64	11,774.98	20,510.00	-42.59
Total Maintenance Expenses	78,694.66	39,027.47	39,667.19	293,506.49	468,330.00	-37.33
General Expense	11,036.67	7,317.58	3,719.09	31,754.91	87,811.00	-63.84
TOTAL ROUTINE OPERATING EXPENSES	126,945.75	81,431.82	45,513.93	536,369.47	977,182.00	-45.11
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	-40,931.67	40,931.67	0.00	-491,180.00	-100.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	126,945.75	40,500.15	86,445.60	536,369.47	486,002.00	10.36
NET REVENUE/EXPENSE PROFIT/-LOSS	-45,008.62	35,500.01	-80,508.63	-18,266.30	426,000.00	-104.29
Total Depreciation Expense						
Total Depreciation Expense	33,500.00	35,500.00	-2,000.00	201,000.00	426,000.00	-52.82
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-78,508.62	0.01	-78,508.63	-219,266.30	0.00	

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
September 30, 2019

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	19,816.26	19,129.92	686.34	121,837.61	229,559.00	-46.93
TOTAL OPERATING INCOME	19,816.26	19,129.92	686.34	121,837.61	229,559.00	-46.93
OPERATING EXPENSE						
Total Administration Expenses	6,357.89	10,921.01	-4,563.12	43,996.08	131,052.00	-66.43
Total Tenant Services	0.00	20.83	-20.83	28.25	250.00	-88.70
Total Utilities Expenses	1,942.08	2,224.99	-282.91	10,388.73	26,700.00	-61.09
Total Maintenance Expenses	9,205.61	7,647.91	1,557.70	48,500.45	91,775.00	-47.15
General Expense	3,019.49	3,294.58	-275.09	17,467.53	39,535.00	-55.82
TOTAL ROUTINE OPERATING EXPENSES	20,525.07	24,109.32	-3,584.25	120,381.04	289,312.00	-58.39
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	
Total Surplus Adjustments	0.00	0.00	0.00	0.00	0.00	
Total Prov. for Operating Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
TOTAL OPERATING EXPENSES	20,525.07	24,109.32	-3,584.25	120,381.04	289,312.00	-58.39
NET REVENUE/EXPENSE PROFIT/-LOSS	-708.81	-4,979.40	4,270.59	1,456.57	-59,753.00	-102.44
Total Depreciation Expense	14,010.00	14,010.00	0.00	84,060.00	168,120.00	-50.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-14,718.81	-18,989.40	4,270.59	-82,603.43	-227,873.00	-63.75

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
September 30, 2019

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	263,211.42	217,850.68	45,360.74	1,451,039.94	2,614,208.00	-44.49
TOTAL OPERATING INCOME	263,211.42	217,850.68	45,360.74	1,451,039.94	2,614,208.00	-44.49
OPERATING EXPENSE						
Total Administration Expenses	108,547.70	112,160.28	-3,612.58	660,847.34	1,345,923.00	-50.90
Total Tenant Services	257.48	802.50	-545.02	701.16	9,630.00	-92.72
Total Utilities Expenses	13,924.61	12,317.50	1,607.11	56,335.64	147,810.00	-61.89
Total Maintenance Expenses	127,697.29	70,060.81	57,636.48	502,899.83	840,730.00	-40.18
General Expense	23,447.13	17,895.09	5,552.04	96,839.34	214,741.00	-54.90
TOTAL ROUTINE OPERATING EXPENSES	273,874.21	213,236.18	60,638.03	1,317,623.31	2,558,834.00	-48.51
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	-59,502.76	59,502.76	0.00	-714,033.00	-100.00
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	273,874.21	153,733.42	120,140.79	1,317,623.31	1,844,801.00	-28.58
NET REVENUE/EXPENSE PROFIT/-LOSS	-10,662.79	64,117.26	-74,780.05	133,416.63	769,407.00	-82.66
Total Depreciation Expense						
Total Depreciation Expense	76,863.00	78,863.00	-2,000.00	461,178.00	946,356.00	-51.27
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-87,525.79	-14,745.74	-72,780.05	-327,761.37	-176,949.00	85.23

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
September 30, 2019

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	33,463.30	32,642.76	820.54	200,369.68	391,713.00	-48.85
TOTAL OPERATING INCOME	33,463.30	32,642.76	820.54	200,369.68	391,713.00	-48.85
OPERATING EXPENSE						
Total Administration Expenses	4,468.13	4,731.01	-262.88	23,082.89	56,772.00	-59.34
Total Fee Expenses	5,746.30	6,048.00	-301.70	34,888.25	72,576.00	-51.93
Total Utilities Expenses	1,999.83	2,128.33	-128.50	10,136.89	25,540.00	-60.31
Total Maintenance Expenses	7,089.16	15,090.16	-8,001.00	47,121.77	181,082.00	-73.98
Total Taxes & Insurance Expense	3,003.86	3,193.75	-189.89	17,959.61	38,325.00	-53.14
Total Financial Expenses	0.00	2,166.67	-2,166.67	10,365.87	26,000.00	-60.13
TOTAL ROUTINE OPERATING EXPENSE	22,307.28	33,357.92	-11,050.64	143,555.28	400,295.00	-64.14
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	22,307.28	33,357.92	-11,050.64	143,555.28	400,295.00	-64.14
NET REVENUE PROFIT/-LOSS						
	11,156.02	-715.16	11,871.18	56,814.40	-8,582.00	-762.02
Total Depreciation Expense						
	7,330.00	7,330.00	0.00	43,980.00	87,960.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	3,826.02	-8,045.16	11,871.18	12,834.40	-96,542.00	-113.29

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
September 30, 2019

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	29,366.56	28,318.58	1,047.98	170,708.06	339,823.00	-49.77
TOTAL OPERATING INCOME	29,366.56	28,318.58	1,047.98	170,708.06	339,823.00	-49.77
OPERATING EXPENSE						
Total Administration Expenses	5,540.05	4,517.49	1,022.56	25,071.99	54,210.00	-53.75
Total Fee Expenses	5,335.85	5,460.00	-124.15	31,850.92	65,520.00	-51.39
Total Utilities Expenses	1,921.27	2,223.33	-302.06	10,683.38	26,680.00	-59.96
Total Maintenance Expenses	7,063.35	14,813.50	-7,750.15	44,071.51	177,762.00	-75.21
Total Taxes & Insurance Expense	2,752.74	2,983.34	-230.60	16,445.31	35,800.00	-54.06
Total Financial Expenses	0.00	2,150.00	-2,150.00	12,273.09	25,800.00	-52.43
TOTAL ROUTINE OPERATING EXPENSE	22,613.26	32,147.66	-9,534.40	140,396.20	385,772.00	-63.61
Total Amortization Expense	0.00	0.00	0.00	0.00	0.00	
Total Provision for Reserve	0.00	0.00	0.00	0.00	0.00	
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	
Total Transfers In/Out	0.00	0.00	0.00	0.00	0.00	
TOTAL ALL EXPENSES BEFORE DEPRECIATION	22,613.26	32,147.66	-9,534.40	140,396.20	385,772.00	-63.61
NET REVENUE PROFIT/-LOSS						
	6,753.30	-3,829.08	10,582.38	30,311.86	-45,949.00	-165.97
Total Depreciation Expense						
	6,257.00	6,257.50	-0.50	37,542.00	75,090.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	496.30	-10,086.58	10,582.88	-7,230.14	-121,039.00	-94.03

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
September 30, 2019

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Variance	Current Year	Year Budget	Variance Percent
OPERATING INCOME						
Total Operating Income	62,829.86	60,961.34	1,868.52	371,077.74	731,536.00	-49.27
TOTAL OPERATING INCOME	62,829.86	60,961.34	1,868.52	371,077.74	731,536.00	-49.27
OPERATING EXPENSE						
Total Administration Expenses	10,008.18	9,248.50	759.68	48,154.88	110,982.00	-56.61
Total Fee Expenses	11,082.15	11,508.00	-425.85	66,739.17	138,096.00	-51.67
Total Utilities Expenses	3,921.10	4,351.66	-430.56	20,820.27	52,220.00	-60.13
Total Maintenance Expenses	14,152.51	29,903.66	-15,751.15	91,193.28	358,844.00	-74.59
Total Taxes & Insurance Expense	5,756.60	6,177.09	-420.49	34,404.92	74,125.00	-53.59
Total Financial Expenses	0.00	4,316.67	-4,316.67	22,638.96	51,800.00	-56.30
TOTAL ROUTINE OPERATING EXPENSE	44,920.54	65,505.58	-20,585.04	283,951.48	786,067.00	-63.88
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	44,920.54	65,505.58	-20,585.04	283,951.48	786,067.00	-63.88
NET REVENUE PROFIT/-LOSS						
	17,909.32	-4,544.24	22,453.56	87,126.26	-54,531.00	-259.77
Total Depreciation Expense						
	13,587.00	13,587.50	-0.50	81,522.00	163,050.00	-50.00
NET REVENUE w/Depreciation PROFIT/-LOSS	4,322.32	-18,131.74	22,454.06	5,604.26	-217,581.00	-102.58

Knox County Housing Authority
CLAIMS REPORT - LOW RENT
September, 2019

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	24,394.56	21,224.70	3,169.86	144,548.07
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,792.66	16,034.43	-241.77	95,642.45
Administrative Expenses	2,143.29	1,079.62	1,063.67	9,163.21
Tenant Services	81.48	0.00	81.48	337.93
Utilities	7,575.15	6,115.07	1,460.08	32,507.33
Maintenance Supplies/Contracts	24,971.94	45,773.44	-20,801.50	67,218.52
Mileage	0.00	0.00	0.00	0.00
General Expenses	8,556.93	6,714.61	1,842.32	41,561.66
Non-Routine Expense	0.00	225.00	-225.00	0.00
TOTAL MOON TOWERS CLAIMS	83,516.01	97,166.87	-13,650.86	390,979.17
AMP002 - FAMILY				
Salaries	37,767.15	41,724.83	-3,957.68	257,749.19
Employee W/H Payments	0.00	692.31	-692.31	0.00
Management Fees	16,970.33	16,809.15	161.18	101,338.44
Administrative Expenses	4,126.83	2,547.74	1,579.09	20,313.42
Tenant Services	176.00	178.99	-2.99	334.98
Utilities	4,027.81	2,299.75	1,728.06	11,774.98
Maintenance Supplies/Contracts	52,840.96	7,888.06	44,952.90	113,043.17
Mileage	0.00	0.00	0.00	60.38
General Expenses	11,036.67	5,745.64	5,291.03	31,754.91
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	126,945.75	77,886.47	49,059.28	536,369.47
AMP003 - BLUEBELL				
Salaries	4,260.57	8,104.07	-3,843.50	34,478.56
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,458.91	80.59	27,398.18
Administrative Expenses	1,027.41	1,781.60	-754.19	5,175.75
Tenant Services	0.00	0.00	0.00	28.25
Utilities	1,942.08	2,077.52	-135.44	10,388.73
Maintenance Supplies/Contracts	5,736.02	6,677.42	-941.40	25,456.80
Mileage	0.00	0.00	0.00	-12.76
General Expenses	3,019.49	2,415.30	604.19	17,467.53
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	20,525.07	25,514.82	-4,989.75	120,381.04
COCC				
Salaries	36,418.21	29,225.53	7,192.68	223,246.96
Employee W/H Payments	1,197.17	-27.26	1,224.43	523.21
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	5,203.38	5,063.72	139.66	38,354.55
Tenant Services	0.00	0.00	0.00	0.00
Utilities	379.57	365.99	13.58	1,664.60
Maintenance Supplies/Contracts	52.18	54.32	-2.14	572.28
Mileage	0.00	0.00	0.00	0.00
General Expenses	834.04	1,298.00	-463.96	6,055.24
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	44,084.55	35,980.30	8,104.25	270,416.84
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	102,840.49	100,279.13	2,561.36	660,022.78
Employee W/H Payments	1,197.17	665.05	532.12	523.21
Management Fees	37,302.49	37,302.49	0.00	224,379.07
Administrative Expenses	12,500.91	10,472.68	2,028.23	73,006.93
Tenant Services	257.48	178.99	78.49	701.16
Utilities	13,924.61	10,858.33	3,066.28	56,335.64
Maintenance Supplies	83,601.10	60,393.24	23,207.86	206,290.77
Mileage	0.00	0.00	0.00	47.62
General Expenses	23,447.13	16,173.55	7,273.58	96,839.34
Non-Routine Expenses	0.00	225.00	-225.00	0.00
TOTAL LOW RENT CLAIMS	275,071.38	236,548.46	38,522.92	1,318,146.52

Knox County Housing Authority
CLAIMS REPORT - AHP / HCV
September, 2019

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	8,647.22	8,125.20	522.02
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,746.30	5,828.39	-82.09
Administrative Expenses	1,328.31	948.23	380.08
Utilities	1,999.83	2,065.82	-65.99
Maintenance Supplies/Contracts	1,581.76	23,947.83	-22,366.07
Tax & Insurance Expenses	3,003.86	2,639.20	364.66
Finacial Expenses	0.00	2,170.84	-2,170.84
TOTAL BRENTWOOD CLAIMS	22,307.28	45,725.51	-23,418.23
PRAIRIELAND			
Salaries	8,647.03	8,124.98	522.05
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,335.85	5,335.85	0.00
Administrative Expenses	2,400.25	749.58	1,650.67
Utilities	1,921.27	2,160.22	-238.95
Maintenance Supplies/Contracts	1,556.12	2,126.47	-570.35
Taxes & Insurance Expenses	2,752.74	2,409.19	343.55
Financial Expenses	0.00	2,170.83	-2,170.83
TOTAL PRAIRIELAND CLAIMS	22,613.26	23,077.12	-463.86
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	17,294.25	16,250.18	1,044.07
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,082.15	11,164.24	-82.09
Administrative Expenses	3,728.56	1,697.81	2,030.75
Utilities	3,921.10	4,226.04	-304.94
Maintenance Supplies	3,137.88	26,074.30	-22,936.42
Taxes & Insurance Expenses	5,756.60	5,048.39	708.21
Financial Expenses	0.00	4,341.67	-4,341.67
TOTAL AHP CLAIMS	44,920.54	68,802.63	-23,882.09
HOUSING CHOICE VOUCHER - HCV			
Salaries	6,674.00	6,449.17	224.83
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,529.50	3,666.00	-136.50
Administrative Expenses	686.22	1,049.02	-362.80
General Expense-Admin	861.84	777.62	84.22
Total HCV Expenses	11,751.56	11,941.81	-190.25
HAP Expenses	70,199.00	74,769.00	-4,570.00
General Expenses	140.50	0.00	140.50
Total HAP Expenses	70,339.50	74,769.00	-4,429.50
TOTAL HCV CLAIMS	82,091.06	86,710.81	-4,619.75

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
September, 2019

	Current Period	Last Year Same	Current Year	Cumulative
CFG 2018 - \$1,032,694				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	1,352.00	0.00	434,786.64	627,954.71
TOTAL CFG 2018 CLAIMS	1,352.00	0.00	434,786.64	627,954.71
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	0.00	0.00	0.00	673,386.00
TOTAL CFG 2017 CLAIMS	0.00	0.00	0.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	0.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	163,667.70	0.00	594,598.00
Dwelling Equipment	0.00	0.00	0.00	0.00
Non-Dwelling Equipment	0.00	0.00	0.00	0.00
TOTAL CFG 2016 CLAIMS	0.00	163,667.70	0.00	608,598.00
TOTAL CFG GRANT(S) CLAIMS	1,352.00	163,667.70	434,786.64	1,909,938.71

Knox County Housing Authority
CLAIMS REPORT TOTALS
September, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	83,516.01	97,166.87	-13,650.86	390,979.17
AMP002 - FAMILY	126,945.75	77,886.47	49,059.28	536,369.47
AMP003 - BLUEBELL	20,525.07	25,514.82	-4,989.75	120,381.04
COCC	43,994.56	35,980.31	8,014.25	270,447.57
TOTAL LOW RENT	274,981.39	236,548.47	38,432.92	1,318,177.25
<u>A.H.P.</u>				
BRENTWOOD	22,307.28	45,725.51	-23,418.23	143,555.28
PRAIRIELAND	22,613.26	23,077.12	-463.86	140,396.20
TOTAL A.H.P.	44,920.54	68,802.63	-23,882.09	283,951.48
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	11,751.56	11,941.81	-190.25	72,003.10
TOTAL HCV	11,751.56	11,941.81	-190.25	72,003.10
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	1,352.00	0.00	1,352.00	434,786.64
CAPITAL FUND GRANT '17	0.00	0.00	0.00	0.00
CAPITAL FUND GRANT '16	0.00	163,667.70	-163,667.70	0.00
TOTAL GRANTS	1,352.00	163,667.70	-162,315.70	434,786.64
<hr/>				
TOTAL CLAIMS FOR MONTH	333,005.49	480,960.61	-147,955.12	2,108,918.47

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: 10/23/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/29/2019

SUBJECT: Application for Payment #14 – Hein Construction

Executive Summary

At the 03/26/2018 Board meeting, a contract was approved with Hein Construction to complete 504 Renovations at the Family Sites. This is being done to ensure that the agency is fully compliant with Section 504 of the Rehabilitation Act. The work will include the following:

- Construction of two 3-bedroom buildings (4 dwelling units total)
- Construction of one 4-bedroom building (2 dwelling units total)
- Rehabilitation of one existing 5-bedroom unit by building an addition onto the dwelling unit
- Development/upgrade of hearing and vision impaired equipment in 4 dwelling units

Alliance Architecture has reviewed and signed approval for Pay Request #14.

Fiscal Impact

This application for payment will be paid from 2016, 2017 and 2018 Capital Fund grants as approved at the 03/26/2018 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 #14 from Hein Construction in the amount of \$32,501.60 for the period to 09/30/2019.

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

(Instructions on reverse side)

TO (OWNER) Knox Co. Housing Authority
255 W. Tompkins St.
Galesburg, Il 61401

PROJECT: 504 Modifications-Phase 2
Scattered Sites
Whispering Hollow & Woodland Bend

APPLICATION NO: 14
PERIOD TO: 09/30/19

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): **Hein Construction Co., Inc.**
56 North Cedar Street
Galesburg, IL - 61401

VIA (ARCHITECT):
Alliance Architecture
929 Lincolnway East, Suite 200
South Bend, Indiana 46601

ARCHITECT'S PROJECT NO:
1910

CONTRACT FOR: **General Contractor**

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	25576.96	
TOTAL	25576.96	
Approved this month		
Number	Date Approved	
5		6,278.05
TOTALS		6,278.05
Net change by Change Orders		\$31,855.01

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

CONTRACTOR: HEIN CONSTRUCTION CO., INC..

BY: [Signature] Date: 9/30/19

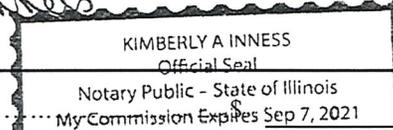
ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

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

1. ORIGINAL CONTRACT SUM.....\$	2,003,000.00
2. Net change by Change Orders	31,855.01
3. CONTRACT SUM TO DATE (Line 1±2)	2,034,855.01
4. TOTAL COMPLETED & STORED TO DATE.....\$	1,890,961.36
(Column G on G703)	
5. RETAINAGE:	
a. 10 % of Completed Work.....\$	189,096.14
(Column D+E on G703)	
b. % of Stored Material	
(Column F on G703)	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	189,096.14
6. TOTAL EARNED LESS RETAINAGE	1,701,865.22
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	1,669,363.62
8. CURRENT PAYMENT DUE.....\$	32,501.60
9. BALANCE TO FINISH, PLUS RETAINAGE	332,989.79
(Line 3 less Line 6)	

State of: Illinois County of: Knox
Subscribed and sworn to before me this 30th day of September 2019
Notary Public: [Signature]
My Commission expires: 9/7/21



AMOUNT CERTIFIED \$32,501.60
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:
BY: [Signature] Alliance Architecture Date: 10-07-2019

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only 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: 10/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/29/2019

SUBJECT: Request for Payment from Alliance Architecture

Executive Summary

Alliance Architecture was selected as the agency's Architectural/Engineering Services (A/E) firm in March 2016. The agency is in the 4th year of a five-year contract with the firm.

For the 504 Modification Project – Phase 2 Family Sites, Alliance Architecture has provided the following services:

- Schematic design/design development;
- Contract Documents;
- Bidding and Negotiation; and
- Construction Administration

The task order for Phase 2 has been modified to provide an additional 180 days of construction administration services given that the project will run to the contract end date of 11/03/2019. It was anticipated that construction would be completed earlier, however, the additional days necessitated an increase of the task order amount by \$18,033.00 to a total amount of \$89,583.00. As reflected on the Request for Payment No. 13 from Alliance Architecture, the agency has been invoiced \$68,845.00 to date. The current invoice is for Professional Services rendered 08/01/2019 through 09/30/2019.

Fiscal Impact

Task order fees for Architectural/Engineering Services will be paid from the Capital Fund Program 2018.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve Request for Payment from Alliance Architecture in the amount of \$17,131.00 for the period to 08/01/2019 through 09/30/2019.

ALLIANCE

ARCHITECTURE

October 10, 2019

REQUEST FOR PAYMENT NO. 13 (1181019)

Mr. Derek Antoine
 Executive Director
 Knox County Housing Authority
 255 West Tompkins Street
 Galesburg, Illinois 61401

RE: Task Order No. 1
 504 Modifications Phase 2
 Scattered Sites
 Knox County Housing Authority
 Galesburg, Illinois

Professional Services Rendered \$17,131.00
 August 1, 2019 thru September 30, 2019

Schematic Design /			
Design Development	100% complete	x \$14,000.00	= \$14,000.00
Contract Documents	100% complete	x \$24,500.00	= \$24,500.00
Bidding and Negotiation	100% complete	x \$ 6,000.00	= \$ 6,000.00
Construction Administration (450 Days)	92% complete	x <u>\$45,083.00</u>	= \$41,476.00
		\$89,583.00	
			\$85,976.00
	Less Previously Invoiced		<u>\$68,845.00</u>
			\$17,131.00

Total Professional Services \$17,131.00

TOTAL AMOUNT NOW DUE \$17,131.00

Thank You

PROJECT INVOICE RECAP

Contract Amount thru Modification No. 2 \$89,583.00
 Fee Amount Billed thru this Invoice \$85,976.00
 Contract Amount Remaining \$3,607.00

BOARD MEMO

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Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 10/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 10/29/2019

SUBJECT: KONE – Elevator Services Contract

Executive Summary

KCHA has been involved with U.S. Communities Government Purchasing Alliance since March 2011. U.S. Communities is a government purchasing cooperative that reduces the cost of goods and services by aggregating the purchasing power of public agencies nationwide. U.S. Communities is the leading national cooperative purchasing program, providing procurement resources and solutions to local and state government agencies, school districts (K-12), higher education institutions and nonprofits looking for the best overall supplier government pricing. Participants have access to a broad line of competitively solicited contracts with national suppliers. Contracts are non-exclusive and discretionary, so an agency can choose to use any contract that, in their sole discretion, is in their best interest.

All U.S. Communities contracts are competitively solicited by a lead public agency in accordance with its public purchasing rules and regulations. Each solicitation contains language allowing a housing authority to piggyback on the contracts taking advantage of the best overall government pricing. With no cost or fees to participate and no minimum order requirements, housing authorities of any size have the ability to purchase the products, services and solutions they need at volume discount prices that would be nearly impossible to attain individually.

KCHA's current contract with KONE Inc. will expire 10/31/2019. An option available to KCHA under U.S. Communities is to enter into a contract agreement with KONE Inc. as a piggyback to the City of Kansas City agreement. This would allow the agency to keep its scope of work the same as the current contract with an increase in pricing. The quarterly pricing increase will be \$470.89 per quarter which represents a nearly 10% increase (quarterly service will go from \$4,708.98 to \$5,179.87). During the last year of the expiring contract, the agency received a 2.25% increase.

The Kansas City contract began 12/01/2018 and will end on 11/30/2024. The contract may be renewed for up to five additional one-year terms. The agency will

be entering the agreement in Year 2 and shall piggyback on this contract for the duration of the Kansas City agreement.

In accordance with the City of Kansas City agreement, the monthly service rate has fixed pricing for the first three years of the contract. Price escalations over the remaining term of the agreement shall be outlined as follows:

- Years 1-3—pricing is fixed per submitted price proposal
- Year 4—pricing adjusted 3.25%
- Year 5—no price adjustment
- Renewal Option Years 6-7—pricing adjusted 3.25% Year 6 and held for Year 7
- Renewal Option Years 8-9—pricing adjusted 3.25% and held for Year 9
- Renewal Option Years 10-11—no price adjustment

Agency pricing under the proposed agreement:

Year 2	\$5,179.87
Year 3	\$5,179.87
Year 4	\$5,348.22
Year 5	\$5,348.22
Year 6	\$5,522.03
Year 7	\$5,522.03
Year 8	\$5,701.50
Year 9	\$5,701.50
Year 10	\$5,701.50
Year 11	\$5,701.50

During the last five years the agency has been receiving annual increases of 2.25%. Over the course of 10 years, this would represent an overall cost of 22.5%. Despite having a more substantial increase initially, the increase in cost from the current expiring contract to year 10 would be \$992.52 per quarter or 21.1% which is slightly less than if we continued in an agreement similar to what the agency is currently under.

Elevator maintenance and repair is unique. Pricing is dramatically affected by age, condition, environment, duty, scope and density. Thus, the pricing for the agency is unique to the elevators in place at Moon Towers and Bluebell Tower. Utilizing the option of the U.S. Communities contract at this time is beneficial at this time not only in terms of continuity of services but also in terms of pricing.

Fiscal Impact

Services under the elevator services contract will be paid from the Moon Towers and Bluebell Tower Operating Funds.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority enter into a contract for Elevator Services with KONE Inc. for a 10-year period starting 11/01/2019.

RESOLUTION 2019-09

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Adoption of Public Housing Utility Allowance Schedule FFY 09/30/20

Article I. Background

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

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

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

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. The Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule due to changes in rates for electric, water, sewer, and trash/refuse collection. The recommended revisions to the current utility allowance are required under 24 CFR §965.507(b), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.



Tenants and the public were notified through a public posting and comment period, commencing on 09/01/2019 and ending 09/30/2019. No public comments were received pertaining to the proposed schedule.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Public Housing Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2020.



REVIEW AND COMMENT

PUBLIC HOUSING UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 10/01/2019

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

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. The Nelrod Company has recommended a revision to the KCHA Public Housing Program Utility Allowance Schedule due to changes in rates for electric, water, sewer, and trash/refuse collection. The recommended revisions to the current utility allowance are required under 24 CFR §965.507(b), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.

The proposed changes to the Utility Allowance Schedule reflect the adjustments to the utility rates for Knox County, Illinois, and the Knox County Housing Authority PHP Utility Allowance schedule shall be adopted on 10/01/2019.

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

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



KNOX COUNTY HOUSING AUTHORITY, IL
PUBLIC HOUSING

PROPOSED MONTHLY UTILITY ALLOWANCES
Chart 1

UPDATE 2019

Building Type: High Rise Apartment

Moon Towers, Blue Bell Tower IL-085-001, 003 (Boiler Heat & WH) (EE Equip: Win,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A,C)	\$36.00	\$36.00	\$40.00			

Building Type: Semi-Detached/Duplex

Scattered Sites Family IL-085-002 (EE Equip: Win,WH,Ins,WS)	0BR	1BR	2BR	3BR	4BR	5BR
Electricity (L&A)			\$35.00	\$40.00	\$44.00	\$48.00
Natural Gas (H,WH,C)			\$48.00	\$52.00	\$56.00	\$58.00
Water			\$27.00	\$32.00	\$36.00	\$41.00
Sewer			\$11.00	\$15.00	\$19.00	\$24.00
Trash Collection			\$20.00	\$20.00	\$20.00	\$20.00
Totals			\$141.00	\$159.00	\$175.00	\$191.00

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

L&A= Lights & Appliances
H= Space Heating
WH= Water Heating
C= Cooking

EE Equip= Energy Efficient Equipment
Win= Windows
Ins= Insulation
WS= Water Saving Appliances

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

KNOX COUNTY HOUSING AUTHORITY, IL

PUBLIC HOUSING

COMPARISON OF CURRENT AND PROPOSED UTILITY ALLOWANCES Chart 2

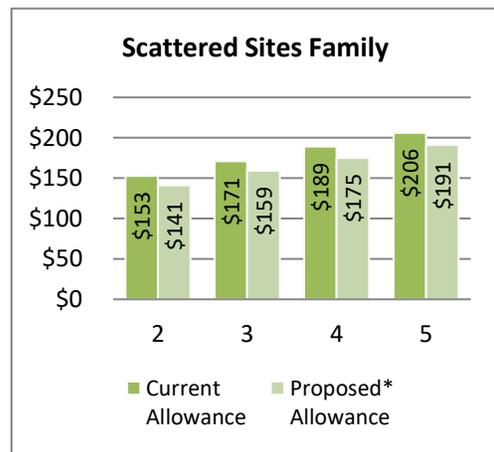
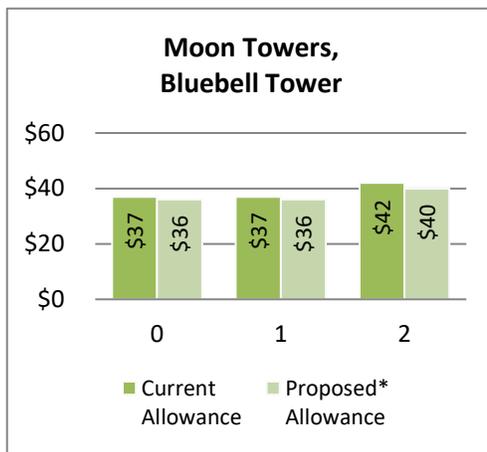
UPDATE 2019

Development	Bedroom Size	Current Allowance	Proposed* Allowance	Difference**
Moon Towers, Bluebell Tower IL-085-001, 003	0	\$37.00	\$36.00	-\$1.00
	1	\$37.00	\$36.00	-\$1.00
	2	\$42.00	\$40.00	-\$2.00
Scattered Sites Family IL-085-002	2	\$153.00	\$141.00	-\$12.00
	3	\$171.00	\$159.00	-\$12.00
	4	\$189.00	\$175.00	-\$14.00
	5	\$206.00	\$191.00	-\$15.00

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

*Proposed allowances were rounded to the nearest dollar.

**After rounding.



Individual Relief Medical Equipment Allowances

Electric Provider - Ameren Illinois (Wtd Avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	219	0.095178	\$21.00
Nebulizer	2	75	5	0.095178	\$1.00
Electric Hospital Bed	0.2	200	1	0.095178	\$1.00
Alternating Pressure Pad	24	70	51	0.095178	\$5.00
Low Air-Loss Mattress	24	120	88	0.095178	\$8.00
Power Wheelchair/Scooter	3	360	33	0.095178	\$3.00
CPAP Machine	10	30	9	0.095178	\$1.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.
The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.
Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.
Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.
Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.
Batteries are 120 V, 3 Amp, 360 W.

CPAP Machine

Used for Sleep Apnea. Machines run only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts.

RESOLUTION 2019-09

October 29, 2019
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Housing Utility Allowance Schedule FFY 09/30/20

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Public Housing Program Utility Allowance Schedule for FFY 09/30/2020.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 10/01/2019.

RESOLVED: October 29, 2019

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2019-10

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2020

Article I. Background

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

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

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

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule. The revisions are required under 24 CFR §982.517(c)(1), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.



HCVP participants and the public were notified through a public posting and comment period, commencing on 09/01/2019 and ending 09/30/2019. No public comments were received pertaining to the proposed schedule.

Article II. Recommendation

It is the recommendation of the Executive Director to adopt the proposed Housing Choice Voucher Program Utility Allowance schedule prepared by the Nelrod Company, effective for the federal fiscal year ending 09/30/2020.



REVIEW AND COMMENT

HCVP UTILITY ALLOWANCE SCHEDULE

EFFECTIVE 10/01/2019

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

To complete the utility rate analysis, the Nelrod Company obtained current rates for electricity, natural gas, bottle gas/propane, water and sewer rates, and trash collection charges from the various providers of Knox County, Illinois. Once the data was collected, comparisons were made to the previously applied rates and charges. Further, HUD's Utility Schedule Model for Section 8 was utilized for the development of consumption averages by unit size. Based on the results of the utility study, the Nelrod Company has recommended a revision to the KCHA Housing Choice Voucher Program Utility Allowance Schedule. The revisions are required under 24 CFR §982.517(c)(1), as several categorical rate changes exceed the minimum 10% variance. The Nelrod Company has provided support documentation for its analysis and recommendation.

The proposed changes to the Utility Allowance Schedule reflect the adjustments to the utility rates for Knox County, Illinois, and the Knox County Housing Authority HCVP Utility Allowance schedule shall be adopted on 10/01/2019.

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

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

Allowances for Tenant-Furnished Utilities and other Services

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

Date (mm/dd/yyyy):						
Locality: Knox County Housing Authority, IL		Unit Type: Apartment				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$17.00	\$19.00	\$22.00	\$26.00	\$30.00	\$33.00
b. Bottle Gas/Propane	\$41.00	\$49.00	\$56.00	\$65.00	\$74.00	\$83.00
c. Electric (avg)	\$20.00	\$24.00	\$33.00	\$41.00	\$50.00	\$59.00
d. Electric Heat Pump (avg)	\$18.00	\$21.00	\$25.00	\$28.00	\$32.00	\$35.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$18.00	\$21.00	\$30.00	\$38.00	\$47.00	\$55.00
Air Conditioning (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
Water Heating						
a. Natural Gas (avg)	\$5.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
b. Bottle Gas/Propane	\$12.00	\$13.00	\$19.00	\$24.00	\$31.00	\$35.00
c. Electric (avg)	\$13.00	\$15.00	\$19.00	\$23.00	\$27.00	\$31.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.33 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$20.68 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Number of Bedrooms		Other	
			Total		\$	



Allowances for Tenant-Furnished Utilities and other Services

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

		Date (mm/dd/yyyy):				
Locality: Knox County Housing Authority, IL		Unit Type: Row House/Townhouse/Semi-Detached/Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$21.00	\$24.00	\$28.00	\$33.00	\$37.00	\$40.00
b. Bottle Gas/Propane	\$53.00	\$60.00	\$71.00	\$83.00	\$91.00	\$102.00
c. Electric (avg)	\$30.00	\$35.00	\$45.00	\$56.00	\$67.00	\$77.00
d. Electric Heat Pump (avg)	\$22.00	\$26.00	\$31.00	\$34.00	\$38.00	\$42.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$23.00	\$27.00	\$38.00	\$48.00	\$59.00	\$69.00
Air Conditioning (avg)	\$5.00	\$5.00	\$9.00	\$13.00	\$17.00	\$21.00
Water Heating						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$15.00	\$18.00
b. Bottle Gas/Propane	\$15.00	\$16.00	\$24.00	\$31.00	\$38.00	\$46.00
c. Electric (avg)	\$16.00	\$19.00	\$24.00	\$29.00	\$34.00	\$39.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.33 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$20.68 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Actual Family Allowances			Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.			Heating		\$	
			Cooking		\$	
Name of Family			Other Electric		\$	
			Air Conditioning		\$	
			Water Heating		\$	
			Water		\$	
Address of Unit			Sewer		\$	
			Trash Collection		\$	
			Range / Microwave		\$	
			Refrigerator		\$	
			Other		\$	
			Number of Bedrooms		Other	
			Total		\$	



Allowances for Tenant-Furnished Utilities and other Services

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

Date (mm/dd/yyyy):						
Locality: Knox County Housing Authority, IL		Unit Type: Detached House				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$24.00	\$28.00	\$33.00	\$37.00	\$42.00	\$46.00
b. Bottle Gas/Propane	\$59.00	\$69.00	\$83.00	\$93.00	\$105.00	\$116.00
c. Electric (avg)	\$48.00	\$57.00	\$66.00	\$76.00	\$85.00	\$93.00
d. Electric Heat Pump (avg)	\$26.00	\$30.00	\$36.00	\$41.00	\$45.00	\$49.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$4.00	\$4.00	\$7.00	\$10.00	\$13.00	\$15.00
c. Electric (avg)	\$5.00	\$6.00	\$8.00	\$11.00	\$13.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$27.00	\$31.00	\$44.00	\$56.00	\$68.00	\$80.00
Air Conditioning (avg)	\$4.00	\$4.00	\$10.00	\$15.00	\$20.00	\$26.00
Water Heating						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$15.00	\$18.00
b. Bottle Gas/Propane	\$15.00	\$16.00	\$24.00	\$31.00	\$38.00	\$46.00
c. Electric (avg)	\$16.00	\$19.00	\$24.00	\$29.00	\$34.00	\$39.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.33 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Natural Gas Charge \$20.68 (avg)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
Actual Family Allowances		Utility or Service		per month cost		
To be used by the family to compute allowance. Complete below for the actual unit rented.		Heating		\$		
		Cooking		\$		
Name of Family		Other Electric		\$		
		Air Conditioning		\$		
		Water Heating		\$		
		Water		\$		
Address of Unit		Sewer		\$		
		Trash Collection		\$		
		Range / Microwave		\$		
		Refrigerator		\$		
		Other		\$		
Number of Bedrooms		Other		\$		
		Total		\$		



KNOX COUNTY HOUSING AUTHORITY, IL

Water, Sewer and Trash Collection Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
City of Abingdon	Water	\$34.00	\$35.00	\$43.00	\$51.00	\$59.00	\$67.00
	Sewer	\$38.00	\$39.00	\$44.00	\$50.00	\$55.00	\$61.00
Jackson Disposal (Abingdon)	Trash	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Altona Water Works	Water	\$29.00	\$29.00	\$35.00	\$41.00	\$47.00	\$52.00
	Sewer	\$22.00	\$22.00	\$25.00	\$28.00	\$32.00	\$35.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Aqua Illinois Spoon River Lake Sanitary District (Oak Run)	Water	\$41.00	\$42.00	\$52.00	\$62.00	\$70.00	\$77.00
	Sewer	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Village of East Galesburg	Water	\$26.00	\$26.00	\$34.00	\$41.00	\$48.00	\$56.00
	Sewer	\$33.00	\$34.00	\$40.00	\$47.00	\$53.00	\$59.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
City of Galesburg	Water	\$27.00	\$27.00	\$32.00	\$37.00	\$42.00	\$47.00
	Sewer	\$12.00	\$12.00	\$16.00	\$20.00	\$24.00	\$28.00
	Trash	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
City of Knoxville	Water	\$22.00	\$23.00	\$29.00	\$35.00	\$41.00	\$47.00
	Sewer	\$27.00	\$27.00	\$33.00	\$39.00	\$46.00	\$52.00
	Trash	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Village of London Mills	Water	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00	\$62.00
	Sewer	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
	Trash	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Village of Maquon	Water	\$35.00					
	Sewer						
	Trash						
Village of Oneida	Water	\$31.00	\$31.00	\$37.00	\$43.00	\$48.00	\$54.00
	Sewer	\$16.00	\$17.00	\$23.00	\$28.00	\$34.00	\$40.00
	Trash	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Village of Wataga	Water	\$20.00	\$20.00	\$25.00	\$31.00	\$36.00	\$41.00
	Sewer	\$11.00	\$11.00	\$13.00	\$14.00	\$16.00	\$18.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Village of Yates City	Water	\$54.00	\$55.00	\$69.00	\$83.00	\$97.00	\$110.00
	Sewer	\$20.00	\$21.00	\$28.00	\$34.00	\$41.00	\$48.00



Reasonable Accommodation Medical Equipment Allowances

Electric Provider: Ameren Illinois & Corn Belt Energy (wtd avg) (avg)

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	223	0.117939	\$26.00
Nebulizer	2	75	5	0.117939	\$1.00
Electric Hospital Bed	0.2	200	1	0.117939	\$1.00
Alternating Pressure Pad	24	70	52	0.117939	\$6.00
Low Air-Loss Mattress	24	120	89	0.117939	\$10.00
Power Wheelchair/Scooter	3	360	33	0.117939	\$4.00
Feeding Tube Pump	24	120	89	0.117939	\$10.00
CPAP Machine	10	30	9	0.117939	\$1.00
Leg Compression Pump	24	30	22	0.117939	\$3.00
Dialysis Machine/Equipment	2	710	44	0.117939	\$5.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day. The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care. Used 4-6 times a day for 20 minutes at a time at 75W.

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

0.095178

0.1407

0.117939

Alternating Pressure Pad

An air-filled mattress overlay. Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress. Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days. Batteries are 120 V, 3 Amp, 360 W.

Feeding Tube Pump (Continuous Feed)

A pump delivers a constant amount of formula throughout the day or night.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

Leg Compression Pump

Provides intensive compression therapy. Use varies, generally from 8-24 hours daily.

Dialysis Machine/Equipment (Small/Portable)

Filters a patient's blood to remove excess water and waste products. Used 2 hours daily.

Allowances for Tenant-Furnished Utilities and other Services

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

		Date (mm/dd/yyyy):				
Locality: Knox County Housing Authority, IL		Unit Type: Apartment				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$17.00	\$19.00	\$22.00	\$25.00	\$29.00	\$32.00
b. Bottle Gas/Propane	\$46.00	\$54.00	\$62.00	\$72.00	\$81.00	\$91.00
c. Electric (avg)	\$21.00	\$25.00	\$34.00	\$43.00	\$52.00	\$61.00
d. Electric Heat Pump (avg)	\$19.00	\$22.00	\$26.00	\$29.00	\$33.00	\$36.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$8.00	\$11.00	\$15.00	\$16.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$19.00	\$22.00	\$31.00	\$40.00	\$48.00	\$57.00
Air Conditioning (avg)	\$5.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00
Water Heating						
a. Natural Gas (avg)	\$4.00	\$5.00	\$8.00	\$10.00	\$12.00	\$14.00
b. Bottle Gas/Propane	\$13.00	\$15.00	\$21.00	\$26.00	\$34.00	\$39.00
c. Electric (avg)	\$13.00	\$16.00	\$20.00	\$24.00	\$28.00	\$33.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.05 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Gas Charge \$18.89 (avg)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
Address of Unit				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Total		\$



Allowances for Tenant-Furnished Utilities and other Services

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

		Date (mm/dd/yyyy):				
Locality: Knox County Housing Authority, IL		Unit Type: Row House/ Townhouse/Semi-Detached/ Duplex				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$21.00	\$24.00	\$28.00	\$32.00	\$36.00	\$40.00
b. Bottle Gas/Propane	\$59.00	\$67.00	\$78.00	\$91.00	\$101.00	\$112.00
c. Electric (avg)	\$31.00	\$36.00	\$47.00	\$58.00	\$69.00	\$79.00
d. Electric Heat Pump (avg)	\$23.00	\$27.00	\$32.00	\$36.00	\$40.00	\$44.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$8.00	\$11.00	\$15.00	\$16.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$24.00	\$28.00	\$39.00	\$50.00	\$61.00	\$72.00
Air Conditioning (avg)	\$5.00	\$6.00	\$10.00	\$14.00	\$18.00	\$22.00
Water Heating						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$15.00	\$18.00
b. Bottle Gas/Propane	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
c. Electric (avg)	\$17.00	\$19.00	\$25.00	\$30.00	\$35.00	\$41.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.05 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Gas Charge \$18.89 (avg)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
Address of Unit				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



Allowances for Tenant-Furnished Utilities and other Services

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

Date (mm/dd/yyyy):						
Locality: Knox County Housing Authority, IL		Unit Type: Detached House				
Utility or Service:	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Monthly Dollar Allowances						
Heating						
a. Natural Gas (avg)	\$24.00	\$27.00	\$32.00	\$37.00	\$41.00	\$46.00
b. Bottle Gas/Propane	\$65.00	\$76.00	\$91.00	\$102.00	\$115.00	\$128.00
c. Electric (avg)	\$50.00	\$59.00	\$69.00	\$78.00	\$88.00	\$97.00
d. Electric Heat Pump (avg)	\$27.00	\$32.00	\$37.00	\$42.00	\$47.00	\$51.00
e. Oil / Other						
Cooking						
a. Natural Gas (avg)	\$2.00	\$2.00	\$3.00	\$4.00	\$5.00	\$6.00
b. Bottle Gas/Propane	\$5.00	\$5.00	\$8.00	\$11.00	\$15.00	\$16.00
c. Electric (avg)	\$5.00	\$6.00	\$9.00	\$11.00	\$14.00	\$16.00
Other Electric & Cooling						
Other Electric (Lights & Appliances) (avg)	\$28.00	\$33.00	\$45.00	\$58.00	\$71.00	\$83.00
Air Conditioning (avg)	\$4.00	\$4.00	\$10.00	\$15.00	\$21.00	\$26.00
Water Heating						
a. Natural Gas (avg)	\$6.00	\$6.00	\$10.00	\$12.00	\$15.00	\$18.00
b. Bottle Gas/Propane	\$16.00	\$18.00	\$26.00	\$34.00	\$42.00	\$50.00
c. Electric (avg)	\$17.00	\$19.00	\$25.00	\$30.00	\$35.00	\$41.00
d. Oil / Other						
Water, Sewer, Trash Collection						
Water	See Attached Water, Sewer & Trash Collection Schedule					
Sewer						
Trash Collection						
Tenant-supplied Appliances						
Range / Microwave Tenant-supplied	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator Tenant-supplied	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Other--specify: Monthly Charges						
Electric Charge \$17.05 (avg)	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Gas Charge \$18.89 (avg)	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Actual Family Allowances				Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$
				Cooking		\$
Name of Family				Other Electric		\$
				Air Conditioning		\$
				Water Heating		\$
				Water		\$
Address of Unit				Sewer		\$
				Trash Collection		\$
				Range / Microwave		\$
				Refrigerator		\$
				Other		\$
				Other		\$
Number of Bedrooms				Other		\$
				Total		\$



KNOX COUNTY HOUSING AUTHORITY, IL

Water, Sewer and Trash Collection Section 8 HCV Utility Allowances

All Building Types

		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
City of Abingdon	Water	\$33.00	\$34.00	\$42.00	\$49.00	\$57.00	\$65.00
	Sewer	\$38.00	\$38.00	\$44.00	\$49.00	\$54.00	\$59.00
Jackson Disposal	Trash	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00	\$22.00
Alton Water Works	Water	\$29.00	\$29.00	\$35.00	\$40.00	\$46.00	\$51.00
	Sewer	\$21.00	\$22.00	\$25.00	\$28.00	\$31.00	\$34.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Aqua Illinois Spoon River Lake Sanitary District	Water	\$41.00	\$42.00	\$52.00	\$62.00	\$70.00	\$77.00
	Sewer	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
Village of East Galesburg	Water	\$24.00	\$25.00	\$33.00	\$40.00	\$47.00	\$55.00
	Sewer	\$31.00	\$31.00	\$38.00	\$44.00	\$50.00	\$56.00
	Trash	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
City of Galesburg	Water	\$26.00	\$27.00	\$32.00	\$36.00	\$41.00	\$45.00
	Sewer	\$12.00	\$12.00	\$16.00	\$20.00	\$24.00	\$28.00
	Trash	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
City of Knoxville	Water	\$22.00	\$23.00	\$29.00	\$35.00	\$41.00	\$47.00
	Sewer	\$27.00	\$27.00	\$33.00	\$39.00	\$46.00	\$52.00
	Trash	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Village of London Mills	Water	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00	\$49.00
	Sewer	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00	\$37.00
	Trash	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Village of Maquon	Water	\$35.00					
	Sewer						
	Trash						
Village of Oneida	Water	\$31.00	\$31.00	\$37.00	\$43.00	\$48.00	\$54.00
	Sewer	\$16.00	\$17.00	\$23.00	\$28.00	\$34.00	\$40.00
	Trash	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Village of Watage	Water	\$20.00	\$20.00	\$25.00	\$31.00	\$36.00	\$41.00
	Sewer	\$11.00	\$11.00	\$13.00	\$14.00	\$16.00	\$18.00
	Trash	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Village of Yates City	Water	\$52.00	\$53.00	\$67.00	\$80.00	\$94.00	\$107.00
	Sewer	\$19.00	\$20.00	\$26.00	\$33.00	\$39.00	\$45.00



Reasonable Accommodation Medical Equipment Allowances

**Electric Provider: Ameren Illinois & Corn Belt Energy Corporation
(wtd avg)**

Item	Hours per Day	Wattage	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	219	0.122286	\$27.00
Nebulizer	2	75	5	0.122286	\$1.00
Electric Hospital Bed	0.2	200	1	0.122286	\$1.00
Alternating Pressure Pad	24	70	51	0.122286	\$6.00
Low Air-Loss Mattress	24	120	88	0.122286	\$11.00
Power Wheelchair/Scooter	3	360	33	0.122286	\$4.00
CPAP Machine	10	30	9	0.122286	\$1.00

Oxygen Concentrator

Use per day varies, assume 12-14 hours a day.
The 5-Liter model uses 400 W, the 3-Liter model uses 320 W.

Nebulizer

A medicine delivery system used mostly for pediatric care.
Used 4-6 times a day for 20 minutes at a time at 75W.

0.103871
0.1407

0.1222855

Semi/Fully Electric Hospital Bed

Use depends on adjustments. 200 W.

Alternating Pressure Pad

An air-filled mattress overlay.
Used 24 hours a day for someone who is bed-ridden.

Low Air-Loss Mattress

Takes the place of mattress - air -filled pressurized mattress.
Cycles air around every 15-20 minutes.

Power Wheelchairs and Scooters

Need to be charged approximately 8 hours every 3 days.
Batteries are 120 V, 3 Amp, 360 W.

CPAP Machine

For Sleep Apnea. Runs only at night for people who have a tendency to stop breathing at night. At maximum pressure use is 40 Watts. On average - 30 Watts

RESOLUTION 2019-10

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Adoption of Section 8 Housing Choice Voucher Utility Allowance Schedule FFY 2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The Board of Commissioners of the Knox County Housing Authority adopts the Section 8 Housing Choice Voucher Program Utility Allowance Schedule for FFY 09/30/2020.
3. The methodology used in compiling and presenting utility data for Knox County, Illinois is compliant with requirements set forth in the Code of Federal Regulations and HUD guidance regarding preparation and submission of such assessments.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and shall be effective 10/01/2019.

RESOLVED: October 29, 2019

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2019-11

October 29, 2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Adoption of Public Housing Flat Rent Schedule FFY 2020

Article I. Background

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

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

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

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

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

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

The table below represents the final FFY 2020 FMR rates, the current KCHA Public Housing Program Flat Rent Schedule, and the proposed FFY 2020 KCHA Public Housing Program Flat Rent Schedule (adjustments for utility payments have been made to the "Current" and "Proposed" flat rents listed):

FY 2020 Proposed FMR Rates - UA Update (08/30/2019)					
Bedroom Size	FFY 2020 FMR	Current Flat Rent	Proposed Flat Rent	+/-	%
0-BR	\$ 455.00	\$ 322.00	\$ 328.00	\$ 6.00	1.9%
1-BR	\$ 530.00	\$ 385.00	\$ 388.00	\$ 3.00	0.8%
2-BR (HR)	\$ 698.00	\$ 516.00	\$ 519.00	\$ 3.00	0.6%
2-BR (FAM)	\$ 698.00	\$ 405.00	\$ 418.00	\$ 13.00	3.2%
3-BR	\$ 942.00	\$ 559.00	\$ 595.00	\$ 36.00	6.4%
4-BR	\$ 946.00	\$ 565.00	\$ 582.00	\$ 17.00	3.0%
5-BR	\$ 1,088.00	\$ 661.00	\$ 680.00	\$ 19.00	2.9%

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the Knox County Housing Authority Public Housing Program Flat Rent Schedule, effective 10/01/2019.



REVIEW AND COMMENT

PUBLIC HOUSING FLAT RENT SCHEDULE

EFFECTIVE 10/01/2019

On 08/29/2019, the Department of Housing and Urban Development (HUD) announced Fair Market Rents (FMR) for the federal fiscal year 10/1/2019 through 9/30/2020. FMRs are used in the calculation of flat rents for Public Housing units. The FY 2014 Appropriations Act, along with subsequent appropriations acts, require PHAs to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR), with implementation guidance in Notice PIH 2014-12 and Notice PIH 2015-13 (24 CFR §960.253(b)).

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

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

The proposed changes to the Flat Rent Schedule reflect the adjustments to the FMRs for Knox County, Illinois, and the Knox County Housing Authority Utility Allowance schedule, shall be adopted on 10/01/2019.

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

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



PROPOSED FLAT RENT SCHEDULE

PUBLIC HOUSING PROGRAM

EFFECTIVE 10/01/2019

FY 2020 Proposed FMR Rates - UA Update (08/30/2019)					
Bedroom Size	FFY 2020 FMR	Current Flat Rent	Proposed Flat Rent	+/-	%
0-BR	\$ 455.00	\$ 322.00	\$ 328.00	\$ 6.00	1.9%
1-BR	\$ 530.00	\$ 385.00	\$ 388.00	\$ 3.00	0.8%
2-BR (HR)	\$ 698.00	\$ 516.00	\$ 519.00	\$ 3.00	0.6%
2-BR (FAM)	\$ 698.00	\$ 405.00	\$ 418.00	\$ 13.00	3.2%
3-BR	\$ 942.00	\$ 559.00	\$ 595.00	\$ 36.00	6.4%
4-BR	\$ 946.00	\$ 565.00	\$ 582.00	\$ 17.00	3.0%
5-BR	\$ 1,088.00	\$ 661.00	\$ 680.00	\$ 19.00	2.9%



FY 2020 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2020 Knox County, IL FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2020 FMR	\$455	\$530	\$698	\$942	\$946
FY 2019 FMR	\$448	\$527	\$697	\$912	\$942

Knox County, IL is a non-metropolitan county.

Fair Market Rent Calculation Methodology

— [Show/Hide Methodology Narrative](#) —

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2013-2017 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2020 provided the estimate is statistically reliable. For FY2020, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2013-2017 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2020 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2020.

RESOLUTION 2019-11

October 29, 2019
Board of Commissioners

Derek Antoine, Executive Director

Adoption of Public Hosing Flat Rent Schedule FFY 2020

WHEREAS, the Annual Contributions Contract (ACC) between the Knox County Housing Authority (KCHA) and the United States Department of Housing and Urban Development (HUD) and federal program regulations require the KCHA to review, revise, and adopt as needed Public Housing Program Flat Rents; and

WHEREAS, the KCHA is a PHA that administers a Public Housing program; and

WHEREAS, Sections 210 and 243 of Title II of P.L. 113-76, the Consolidated Appropriations Act of 2014, and Section 238 of Title II of P.L. 113-235, the Department of Housing and Urban Development Appropriations Act of 2015, amended Paragraph (2)(B)(i) of Section 3(a) of the United States Housing Act of 1937 (the Act) establishing procedures PHAs must use when determining flat rent amounts; and

WHEREAS, the Knox County Housing Authority has demonstrated compliance with the amendments to the Act and provisions of HUD Notices PIH 2014-12 and PIH 2015-13 in determining and implementing revisions to its flat rent schedule;

WHEREAS, HUD's final FFY 2020 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$455.00, 1-BR - \$530.00, 2-BR - \$698.00, 3-BR - \$942.00, 4-BR - \$946.00, and 5-BR - \$1,088.00; and

WHEREAS, the KCHA has elected to utilize the regional FMRs as published by HUD as the basis for calculating its flat rents; and

WHEREAS, the KCHA has reviewed the final FFY 2020 FMR schedule for Knox County, Illinois and adjusted the current KCHA Public Housing Flat Rent Schedule; and

WHEREAS, the KCHA's proposed FFY 2020 Flat Rent Schedule is as follows: 0-BR - \$328.00, 1-BR - \$388.00, 2-BR(HR) - \$519.00, 2-BR(FAM) - \$418.00, 3-BR - \$595.00, 4-BR - \$582.00, and 5-BR - \$680.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Public Housing Program Flat Rent Schedule to reflect the appropriate FFY 2019 Fair Market Rents as presented.

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RESOLUTION 2019-11

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director
Adoption of Public Hosing Flat Rent Schedule FFY 2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Public Housing Program Flat Rent Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Public Housing Program Flat Rent Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 1, 2019 and through 09/30/2020.

RESOLVED: October 29, 2019

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2019-12

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Approval of Housing Choice Voucher Payment Standard Schedule FFY 2020

Article I. Background

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

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

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

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

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

The tables below represent the FFY 2020 FMR rates, the basic range within which the KCHA may set the schedule, and the proposed FFY 2020 KCHA Payment Standard Schedule. The agency has opted to utilize rents at the 110% level for all bedroom sizes in an effort to keep currently housed participants in place and not limit the availability of rental housing in the jurisdiction.

Fair Market Rent (FMR) Analysis Tool						
FFY 2020 FMR	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 455.00	\$ 530.00	\$ 698.00	\$ 942.00	\$ 946.00	\$ 1,087.00
110%	\$ 500.00	\$ 583.00	\$ 767.00	\$ 1,036.00	\$ 1,040.00	\$ 1,195.00
100%	\$ 455.00	\$ 530.00	\$ 698.00	\$ 942.00	\$ 946.00	\$ 1,087.00
90%	\$ 409.00	\$ 477.00	\$ 628.00	\$ 847.00	\$ 851.00	\$ 978.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 409.00	\$ 500.00
1-BR	\$ 477.00	\$ 583.00
2-BR	\$ 628.00	\$ 767.00
3-BR	\$ 847.00	\$ 1,036.00
4-BR	\$ 851.00	\$ 1,040.00
5-BR	\$ 978.00	\$ 1,195.00

Payment Standard Schedule			
BR	CURRENT	FFY 2019	+ / -
Efficiency	\$ 492.00	\$ 500.00	\$ 8.00
1-BR	\$ 579.00	\$ 583.00	\$ 4.00
2-BR	\$ 766.00	\$ 767.00	\$ 1.00
3-BR	\$ 1,003.00	\$ 1,036.00	\$ 33.00
4-BR	\$ 1,036.00	\$ 1,040.00	\$ 4.00
5-BR	\$ 1,191.00	\$ 1,195.00	\$ 4.00

Article II. Recommendation

It is the recommendation of the Executive Director the Board resolve to approve and adopt the proposed Knox County Housing Authority Payment Standard Schedule, effective 10/01/2019.



REVIEW AND COMMENT

HCVP PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2019

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

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

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

The proposed changes to the HCVP Payment Standard Schedule reflect the adjustments to the FMR rates for Knox County, Illinois, and shall be adopted on 10/01/2019.

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

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



PROPOSED HCVF PAYMENT STANDARD SCHEDULE

EFFECTIVE 10/01/2019

Fair Market Rent (FMR) Analysis Tool						
FFY 2020 FMR	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
FMR	\$ 455.00	\$ 530.00	\$ 698.00	\$ 942.00	\$ 946.00	\$ 1,087.00
110%	\$ 500.00	\$ 583.00	\$ 767.00	\$ 1,036.00	\$ 1,040.00	\$ 1,195.00
100%	\$ 455.00	\$ 530.00	\$ 698.00	\$ 942.00	\$ 946.00	\$ 1,087.00
90%	\$ 409.00	\$ 477.00	\$ 628.00	\$ 847.00	\$ 851.00	\$ 978.00

Basic Range		
SIZE	MINIMUM	MAXIMUM
EFF	\$ 409.00	\$ 500.00
1-BR	\$ 477.00	\$ 583.00
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3-BR	\$ 847.00	\$ 1,036.00
4-BR	\$ 851.00	\$ 1,040.00
5-BR	\$ 978.00	\$ 1,195.00

Payment Standard Schedule			
BR	CURRENT	FFY 2019	+ / -
Efficiency	\$ 492.00	\$ 500.00	\$ 8.00
1-BR	\$ 579.00	\$ 583.00	\$ 4.00
2-BR	\$ 766.00	\$ 767.00	\$ 1.00
3-BR	\$ 1,003.00	\$ 1,036.00	\$ 33.00
4-BR	\$ 1,036.00	\$ 1,040.00	\$ 4.00
5-BR	\$ 1,191.00	\$ 1,195.00	\$ 4.00



FY 2020 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2020 Knox County, IL FMRs for All Bedroom Sizes

Final FY 2020 & Final FY 2019 FMRs By Unit Bedrooms

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2020 FMR	\$455	\$530	\$698	\$942	\$946
FY 2019 FMR	\$448	\$527	\$697	\$912	\$942

Knox County, IL is a non-metropolitan county.

Fair Market Rent Calculation Methodology

= [Show/Hide Methodology Narrative](#) =

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2013-2017 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2020 provided the estimate is statistically reliable. For FY2020, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2013-2017 5-year, HUD checks whether the area has had at least minimally reliable estimate in any of the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2020 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2020.

RESOLUTION 2019-12

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2020

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires public housing authorities (PHAs) which administer a Housing Choice Voucher program (HCV) to establish payment standards which are used to calculate housing assistance payments (HAP) that the PHA pays to landlords/owners on behalf of participant families leasing an HCV unit; and

WHEREAS, the Knox County Housing Authority (KCHA) is a PHA that administers an HCV program; and

WHEREAS, the range of payment standard amounts is to be based on HUD's published Fair Market Rent (FMR) schedule for the federal fiscal year 2018, for the FMR area in which the KCHA has jurisdiction; and

WHEREAS, the KCHA is a PHA that administers a Housing Choice Voucher program; and

WHEREAS, HUD's final FFY 2020 Fair Market Rents for Knox County, Illinois are as follows: 0-BR - \$455.00, 1-BR - \$530.00, 2-BR - \$698.00, 3-BR - \$942.00, 4-BR - \$946.00, and 5-BR - \$1,088.00; and

WHEREAS, the KCHA may set its payment standard amounts within the HUD allowable range of 90% to 110% of the most current published FMR rates; and

WHEREAS, the Executive Director recommends maintaining the existing KCHA Payment Standard Schedule to reflect 110% of the appropriate FFY 2018 Fair Market Rents as presented, which will maintain or grow the current level of families served while encouraging participation for both current and prospective landlords/owners; and

WHEREAS, the KCHA's proposed FFY 2020 Payment Standard Schedule will be based on 110% to FMR value and is listed as follows: 0-BR - \$500.00, 1-BR - \$583.00, 2-BR - \$767.00, 3-BR - \$1,036.00, 4-BR - \$1,040.00, and 5-BR - \$1,195.00; and

WHEREAS, the Executive Director recommends adjustment to the existing KCHA Housing Choice Voucher Program Flat Payment Standard Schedule to reflect the appropriate FFY 2020 Fair Market Rents as presented.

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RESOLUTION 2019-12

October 29, 2019
Board of Commissioners

Derek Antoine, Executive Director

Approval of Housing Choice Voucher Payment Standard Schedule FFY 2020

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

1. The above recitals are true and correct, and together with the report from the Executive Director, form the Board's actions as set forth in this Resolution.
2. The proposed Knox County Housing Authority Payment Standard Schedule is hereby approved and adopted.
3. The Executive Director is hereby authorized to amend the Knox County Housing Authority Payment Standard Schedule as provided in this Resolution.
4. This Resolution shall be effective in accordance with federal regulations and be effective as of October 1, 2019 and through 09/30/2020.

RESOLVED: October 29, 2019

Lomac Payton, Chairperson

Jared Hawkinson, Vice-Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Paula Sanford, Resident Commissioner

Sara Robison, Commissioner

Joseph Riley, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2019-13

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2019

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 should be made 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 the Board resolve the presented debts in the amount of \$5,464.45 effective for the period ending September 30, 2019.

RESOLUTION 2019-13

October 29, 2019
Board of Commissioners
Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2019

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 \$5,464.45 for the period ending September 30, 2019.
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 September 30, 2019.

RESOLVED: October 29, 2019

Lomac Payton, Chairperson

Jared Hawkinson, Chairperson

Wayne Allen, Commissioner

Paul Stewart, Commissioner

Sara Robison, Commissioner

Joseph Riley, Commissioner

Paula Sanford, Resident Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

October 29, 2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Approval of Bad Debt Charge-Offs for the period ending September 30, 2019

Moon Towers' 2nd Qtr Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Christopher	Duran	MT 111-6	\$1,094.50	
Mike	Vogler	MT 141-9	\$242.75	

Moon Towers' 2nd Qtr Bad Debt Write-Off Total \$1,337.25

Family's 2nd Qtr Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Ashley	Jackson	FAM 328-24	\$3,861.90	

Family's 1st Qtr Bad Debt Write-Off Total \$3,861.90

Bluebell's 2nd Qtr Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
None				

AHP 2nd Qtr Bad Debt Write-Off Total \$0.00

Housing Choice Voucher's 2nd Qtr Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes
Gary	Gebo	VF0045-3	\$265.30	

AHP 2nd Qtr Bad Debt Write-Off Total \$265.30

AHP 2nd Qtr Bad Debt Write-Offs				
First Name	Last Name	KCHA's Debt Identifier	Debt Owed	Notes

AHP 3rd Qtr Bad Debt Write-Off Total \$0.00

Total 2nd Qtr FYE 2020 Bad Debt Write-Offs	\$5,464.45
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