

board agenda



Knox County Housing Authority
Regular Meeting of the Board of Commissioners
Moon Towers Conference Room
5/28/2019
10:00 a.m.

Opening	Roll Call	Chairperson Payton
<input type="checkbox"/> Wayne Allen	Review/Approve Previous Meeting Minutes	Chairperson Payton
<input type="checkbox"/> Ben Burgland	Review/Ratify 3-2019 Financial Reports	Chairperson Payton
<input type="checkbox"/> Thomas Dunker	Review/Ratify 3-2019 Claims and Bills	Chairperson Payton
<input type="checkbox"/> Jared Hawkinson	COCC:	\$ 75,774.27
<input type="checkbox"/> Lomac Payton	Moon Towers:	\$ 63,578.31
<input type="checkbox"/> Paula Sanford	Family:	\$ 114,842.36
<input type="checkbox"/> Paul H. Stewart	Bluebell:	\$ 11,594.27
<u>Excused:</u>	HCV:	\$ 92,664.64
	Brentwood:	\$ -56,147.95
<u>Others Present:</u>	Prairieland:	\$ 20,338.33
	Capital Fund 2017:	\$ 164,886.57
	Capital Fund 2018:	\$ 85,439.79

Old Business	None	
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New Business	Review/Approve Resolution 2018-06 for SEMAP Certification/Submission FYE 03/31/2019	Derek Antoine
	Review/Approve Resolution 2019-06 for Unaudited FDS Submission FYE 03/31/2019	Derek Antoine
	Review/Approve Application for Payment 9 for Hein Construction for 504 Modification Project – Phase II at Family Sites	Derek Antoine
	Review/Approve Change Order Request 4 from Hein Construction	Derek Antoine
	Review/Approve Proposal from Getz Fire Equipment Co. to complete Inspection Repairs at Moon Towers	Derek Antoine

board agenda

Reports	Executive Director's Report – 05/2019	Derek Antoine
	KCHA Legal Counsel Report – 05/2019	Jack Ball
Other Business	Capital Fund Disbursements CY 2019	Derek Antoine
	Finance Committee Meeting Schedule	Derek Antoine
	Commissioner Resignation/Opening	Derek Antoine

Adjournment

**MINUTES OF THE MONTHLY MEETING
OF THE BOARD OF COMMISSIONERS
OF THE KNOX COUNTY HOUSING AUTHORITY
April 30, 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
 Thomas Dunker
 Jared Hawkinson
 Lomac Payton
 Paula Sanford
 Paul H. Stewart

EXCUSED: Ben Burgland

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. Chairperson Payton then declared the minutes approved as received.

There were no claims or financial reports submitted as KCHA is in the midst of the year-end process. March and April reports will be available at the May and June meetings.

OLD BUSINESS

None

NEW BUSINESS

Mr. Antoine asked the Board to review and approve Application for Payment 8 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine gave a construction progress update. Alliance Architecture has reviewed and signed approval for Pay Request 8. After brief discussion, Commissioner Hawkinson made a motion to approve Application for Payment 8 for Hein Construction for 504 Modification Project-Phase 2 at Family Sites in the amount of \$121,740.51; Commissioner Allen seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and discuss Request from Hein Construction to Waive Further Retainage for 504 Modification Project-Phase 2 at Family Sites. Mr. Antoine referred the Board to the Board memo and to Hein's request letter. Alliance Architecture has reviewed and recommended approval of this request. After brief discussion, Commissioner Allen made a motion to approve the request from Hein Construction to Waive Further Retainage for 504 Modification Project-Phase 2 at Family Sites; Commissioner Sanford seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Dunker - no
- Commissioner Hawkinson - no
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - no

Motion Fails, 3-3.

Mr. Antoine asked the Board to review and approve Application for Payment 1/Final for Union Flooring Services for Floor Replacement at Duplex Settlement Units-Family Sites. The scope of work for this project only included floor replacement in the living room of 1568 McKnight Street. However, the floors in both 1566 and 1568 McKnight Street needed to be completely replaced. The agency solicited quotes for this work, and Union Flooring Services was selected for the work. After brief discussion, Commissioner Stewart made a motion to approve the request from Union Flooring Services for Floor Replacement at Duplex Settlement Units-Family Sites in the amount of \$8,026.00; Commissioner Sanford seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Dunker - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - aye

Motion Carried, 6-0.

Mr. Antoine asked the Board to review and approve Increase to Executive Director Spending Authority including By-Laws Revision. Currently, the spending authority threshold is \$7,500.00 without prior Board approval. The Board memo outlines the reasons for increasing the threshold to \$10,000.00. After brief discussion, Commissioner Dunker made a motion to approve increase the Executive Director Spending Authority to \$10,000 and the related change to the By-Laws; Commissioner Sanford seconded. Roll call was taken as follows:

- Commissioner Allen - aye
- Commissioner Dunker - aye
- Commissioner Hawkinson - aye
- Commissioner Payton - aye
- Commissioner Sanford - aye
- Commissioner Stewart - aye

Motion Carried, 6-0.

REPORTS

There was no printed Executive Director's report, however, Mr. Antoine reported that he, staff and two commissioners had attended the annual

NELROD Consortium Conference in March. Commissioners Sanford and Hawkinson gave brief conference reports.

Mr. Ball handed out the Legal Counsel Report for April. The report shows the cases filed during the month and items reviewed for the agency.

OTHER BUSINESS

Mr. Antoine asked the Board to set a work session date for the Executive Director Performance Appraisal. After brief discussion, it was decided that the Board will meet after the board meeting on May 28, 2019 to discuss the Executive Director performance appraisal. Mr. Antoine will send out the appraisal form prior to the work session.

ADJOURNMENT

Commissioner Hawkinson made a motion to adjourn the meeting at 10:49 a.m.; Commissioner Stewart seconded. Roll call was taken as follows:

Commissioner Allen - aye
Commissioner Dunker - aye
Commissioner Hawkinson - aye
Commissioner Payton - aye
Commissioner Sanford - aye
Commissioner Stewart - aye

Motion Carried, 6-0.

Respectfully submitted,

Secretary

Knox County Housing Authority
BOARD - COCC CASH FLOW STATEMENT
March 31, 2019

COCC - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	52,097.02	56,930.00	625,988.74	683,160.00	-57,171.26	683,160.00
TOTAL OPERATING INCOME	52,097.02	56,930.00	625,988.74	683,160.00	-57,171.26	683,160.00
OPERATING EXPENSE						
Total Administration Expenses	58,672.21	39,845.98	474,111.25	478,150.00	-4,038.75	478,150.00
Total Tenant Services	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities Expenses	1,357.19	466.63	5,449.20	5,600.00	-150.80	5,600.00
Total Maintenance Expenses	45.00	437.83	15,950.78	5,250.00	10,700.78	5,250.00
General Expense	4,505.36	1,347.87	18,915.52	16,174.00	2,741.52	16,174.00
TOTAL ROUTINE OPERATING EXPENSES	64,579.76	42,098.31	514,426.75	505,174.00	9,252.75	505,174.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	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
Total Prov. for Operating Reserve	0.00	10,618.75	0.00	127,425.00	-127,425.00	127,425.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	64,579.76	52,717.06	514,426.75	632,599.00	-118,172.25	632,599.00
NET REVENUE/-EXPENSE PROFIT/-LOSS						
	-12,482.74	4,212.94	111,561.99	50,561.00	61,000.99	50,561.00
Total Depreciation Expense						
	-127.58	33.38	638.13	401.00	237.13	401.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,355.16	4,179.56	110,923.86	50,160.00	60,763.86	50,160.00

Knox County Housing Authority
BOARD - AMP001 CASH FLOW STATEMENT
March 31, 2019

MOON TOWERS - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	64,259.42	63,290.03	796,173.72	759,483.00	36,690.72	759,483.00
TOTAL OPERATING INCOME	64,259.42	63,290.03	796,173.72	759,483.00	36,690.72	759,483.00
OPERATING EXPENSE						
Total Administration Expenses	32,462.34	25,651.63	302,758.30	307,820.00	-5,061.70	307,820.00
Total Tenant Services	141.45	75.00	382.46	900.00	-517.54	900.00
Total Utilities Expenses	25,015.04	5,995.76	109,323.41	71,950.00	37,373.41	71,950.00
Total Maintenance Expenses	1,542.46	24,773.10	269,901.74	297,275.00	-27,373.26	297,275.00
General Expense	4,417.02	6,167.01	87,545.27	74,005.00	13,540.27	74,005.00
TOTAL ROUTINE OPERATING EXPENSES	63,578.31	62,662.50	769,911.18	751,950.00	17,961.18	751,950.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	-7,253.91	0.00	-7,253.91	0.00	-7,253.91	0.00
Total Prov. for Operating Reserve	0.00	-32,751.38	0.00	-393,017.00	393,017.00	-393,017.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	56,324.40	29,911.12	762,657.27	358,933.00	403,724.27	358,933.00
NET REVENUE/EXPENSE PROFIT/-LOSS	7,935.02	33,378.91	33,516.45	400,550.00	-367,033.55	400,550.00
Total Depreciation Expense						
Total Depreciation Expense	20,853.40	33,333.37	347,478.93	400,000.00	-52,521.07	400,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-12,918.38	45.54	-313,962.48	550.00	-314,512.48	550.00

Knox County Housing Authority
BOARD - AMP002 CASH FLOW STATEMENT
March 31, 2019

FAMILY - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	81,858.25	75,377.38	912,891.12	904,528.12	8,363.00	904,528.12
TOTAL OPERATING INCOME	81,858.25	75,377.38	912,891.12	904,528.12	8,363.00	904,528.12
OPERATING EXPENSE						
Total Administration Expenses	19,802.11	31,885.48	367,928.45	382,625.21	-14,696.76	382,625.21
Total Tenant Services	2,601.52	777.11	11,691.97	9,324.44	2,367.53	9,324.44
Total Utilities Expenses	7,767.72	1,918.99	31,325.49	23,027.22	8,298.27	23,027.22
Total Maintenance Expenses	66,394.37	39,305.21	478,323.47	471,663.07	6,660.40	471,663.07
General Expense	20,851.26	5,728.08	106,121.29	68,737.62	37,383.67	68,737.62
TOTAL ROUTINE OPERATING EXPENSES	117,416.98	79,614.87	995,390.67	955,377.56	40,013.11	955,377.56
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	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
Total Prov. for Operating Reserve	0.00	-4,237.49	0.00	-50,849.44	50,849.44	-50,849.44
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	117,416.98	75,377.38	995,390.67	904,528.12	90,862.55	904,528.12
NET REVENUE/EXPENSE PROFIT/-LOSS	-35,558.73	0.00	-82,499.55	0.00	-82,499.55	0.00
Total Depreciation Expense						
Total Depreciation Expense	171,368.75	22,916.63	416,118.75	275,000.00	141,118.75	275,000.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-206,927.48	-22,916.63	-498,618.30	-275,000.00	-223,618.30	-275,000.00

Knox County Housing Authority
BOARD - AMP003 CASH FLOW STATEMENT
March 31, 2019

BLUEBELL - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	18,553.08	18,756.25	247,076.91	225,075.00	22,001.91	225,075.00
TOTAL OPERATING INCOME	18,553.08	18,756.25	247,076.91	225,075.00	22,001.91	225,075.00
OPERATING EXPENSE						
Total Administration Expenses	13,527.11	10,281.60	126,106.84	123,377.00	2,729.84	123,377.00
Total Tenant Services	0.00	41.63	195.29	500.00	-304.71	500.00
Total Utilities Expenses	4,954.45	1,625.00	28,695.26	19,500.00	9,195.26	19,500.00
Total Maintenance Expenses	-11,147.92	5,893.75	99,641.17	70,725.00	28,916.17	70,725.00
General Expense	4,260.63	2,866.12	31,588.18	34,393.00	-2,804.82	34,393.00
TOTAL ROUTINE OPERATING EXPENSES	11,594.27	20,708.10	286,226.74	248,495.00	37,731.74	248,495.00
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	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
Total Prov. for Operating Reserve	0.00	-1,951.63	0.00	-23,420.00	23,420.00	-23,420.00
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	11,594.27	18,756.47	286,226.74	225,075.00	61,151.74	225,075.00
NET REVENUE/EXPENSE PROFIT/-LOSS						
	6,958.81	-0.22	-39,149.83	0.00	-39,149.83	0.00
Total Depreciation Expense						
	13,742.48	0.00	164,779.08	0.00	164,779.08	0.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-6,783.67	-0.22	-203,928.91	0.00	-203,928.91	0.00

Knox County Housing Authority
BOARD - LOW RENT CASH FLOW STATEMENT
March 31, 2019

COCC, MT, FAMILY, BB COMBINED OS	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	216,767.77	214,353.66	2,582,130.49	2,572,246.12	9,884.37	2,572,246.12
TOTAL OPERATING INCOME	216,767.77	214,353.66	2,582,130.49	2,572,246.12	9,884.37	2,572,246.12
OPERATING EXPENSE						
Total Administration Expenses	124,463.77	107,664.69	1,270,904.84	1,291,972.21	-21,067.37	1,291,972.21
Total Tenant Services	2,742.97	893.74	12,269.72	10,724.44	1,545.28	10,724.44
Total Utilities Expenses	39,094.40	10,006.38	174,793.36	120,077.22	54,716.14	120,077.22
Total Maintenance Expenses	56,833.91	70,409.89	863,817.16	844,913.07	18,904.09	844,913.07
General Expense	34,034.27	16,109.08	244,170.26	193,309.62	50,860.64	193,309.62
TOTAL ROUTINE OPERATING EXPENSES	257,169.32	205,083.78	2,565,955.34	2,460,996.56	104,958.78	2,460,996.56
Total Non-Routine Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Credit & Charges	0.00	0.00	0.00	0.00	0.00	0.00
Total Surplus Adjustments	-7,253.91	0.00	-7,253.91	0.00	-7,253.91	0.00
Total Prov. for Operating Reserve	0.00	-28,321.75	0.00	-339,861.44	339,861.44	-339,861.44
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	249,915.41	176,762.03	2,558,701.43	2,121,135.12	437,566.31	2,121,135.12
NET REVENUE/EXPENSE PROFIT/-LOSS	-33,147.64	37,591.63	23,429.06	451,111.00	-427,681.94	451,111.00
Total Depreciation Expense	205,837.05	56,283.38	929,014.89	675,401.00	253,613.89	675,401.00
NET REVENUE W/DEPRECIATION PROFIT/-LOSS	-238,984.69	-18,691.75	-905,585.83	-224,290.00	-681,295.83	-224,290.00

**Knox County Housing Authority
BOARD - HCV CASH FLOW STATEMENT
March 31, 2019**

	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
HCV - OPERATING STATEMENT						
ADMIN OPERATING INCOME						
Total Admin Operating Income	9,608.17	9,037.50	122,595.67	108,450.00	14,145.67	108,450.00
TOTAL ADMIN OPERATING INCOME	9,608.17	9,037.50	122,595.67	108,450.00	14,145.67	108,450.00
OPERATING EXPENSES						
Total Admin Expenses	10,152.40	10,120.87	92,741.01	121,450.00	-28,708.99	121,450.00
Total Fees Expenses	3,705.00	3,666.37	45,832.50	43,996.00	1,836.50	43,996.00
Total General Expenses	1,100.09	564.62	9,129.17	6,775.00	2,354.17	6,775.00
TOTAL OPERATING EXPENSES	14,957.49	14,351.86	147,702.68	172,221.00	-24,518.32	172,221.00
Total Surplus Adjustments	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
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	14,957.49	14,351.86	147,702.68	172,221.00	-24,518.32	172,221.00
NET REVENUE PROFIT/-LOSS						
	-5,349.32	-5,314.36	-25,107.01	-63,771.00	38,663.99	-63,771.00
Total Depreciation Expense	0.00	18.75	0.00	225.00	-225.00	225.00
NET REVENUE w/Deprecitation PROFIT/-LOSS	-5,349.32	-5,333.11	-25,107.01	-63,996.00	38,888.99	-63,996.00
HAP - OPERATING STATEMENT						
HAP INCOME						
Total Income	74,845.00	55,206.12	890,510.00	662,473.00	228,037.00	662,473.00
TOTAL HAP INCOME	74,845.00	55,206.12	890,510.00	662,473.00	228,037.00	662,473.00
HAP EXPENSES						
Total HAP Expenses	77,313.00	80,416.74	901,032.00	965,000.00	-63,968.00	965,000.00
Total General HAP Expenses	394.15	-62.50	121.90	-750.00	871.90	-750.00
TOTAL HAP EXPENSES	77,707.15	80,354.24	901,153.90	964,250.00	-63,096.10	964,250.00
Total Prior Year Adj HAP	0.00	0.00	0.00	0.00	0.00	0.00
REMAINING HAP from RESERVE +/-LOSS	-2,862.15	-25,148.12	-10,643.90	-301,777.00	291,133.10	-301,777.00

Knox County Housing Authority
BOARD - BRENTWOOD CASH FLOW STATEMENT
March 31, 2019

BRENTWOOD - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	32,108.26	31,686.25	383,623.63	380,235.00	3,388.63	380,235.00
TOTAL OPERATING INCOME	<u>32,108.26</u>	<u>31,686.25</u>	<u>383,623.63</u>	<u>380,235.00</u>	<u>3,388.63</u>	<u>380,235.00</u>
OPERATING EXPENSE						
Total Administration Expenses	8,609.39	4,692.39	52,415.54	56,310.00	-3,894.46	56,310.00
Total Fee Expenses	5,746.30	5,803.00	69,858.59	69,636.00	222.59	69,636.00
Total Utilities Expenses	4,873.13	2,250.00	25,728.18	27,000.00	-1,271.82	27,000.00
Total Maintenance Expenses	-78,782.97	13,669.35	118,054.14	164,030.00	-45,975.86	164,030.00
Total Taxes & Insurance Expense	1,498.96	2,644.13	31,145.11	31,730.00	-584.89	31,730.00
Total Financial Expenses	1,907.24	2,333.37	25,502.78	28,000.00	-2,497.22	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	<u>-56,147.95</u>	<u>31,392.24</u>	<u>322,704.34</u>	<u>376,706.00</u>	<u>-54,001.66</u>	<u>376,706.00</u>
Total Amortization Expense	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
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	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 ALL EXPENSES BEFORE DEPRECIATION	<u>-56,147.95</u>	<u>31,392.24</u>	<u>322,704.34</u>	<u>376,706.00</u>	<u>-54,001.66</u>	<u>376,706.00</u>
NET REVENUE PROFIT/-LOSS						
	<u>88,256.21</u>	<u>294.01</u>	<u>60,919.29</u>	<u>3,529.00</u>	<u>57,390.29</u>	<u>3,529.00</u>
Total Depreciation Expense	10,586.90	5,291.63	87,956.06	63,500.00	24,456.06	63,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	<u>77,669.31</u>	<u>-4,997.62</u>	<u>-27,036.77</u>	<u>-59,971.00</u>	<u>32,934.23</u>	<u>-59,971.00</u>

Knox County Housing Authority
BOARD - PRAIRIELAND CASH FLOW STATEMENT
March 31, 2019

PRAIRIELAND - OPERATING STATEMENT	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	27,647.98	27,414.24	329,226.72	328,970.00	256.72	328,970.00
TOTAL OPERATING INCOME	27,647.98	27,414.24	329,226.72	328,970.00	256.72	328,970.00
OPERATING EXPENSE						
Total Administration Expenses	8,663.19	4,513.48	52,135.24	54,160.00	-2,024.76	54,160.00
Total Fee Expenses	5,335.85	5,239.00	63,209.30	62,868.00	341.30	62,868.00
Total Utilities Expenses	4,780.04	2,129.89	29,520.56	25,560.00	3,960.56	25,560.00
Total Maintenance Expenses	297.46	9,183.26	83,505.06	110,200.00	-26,694.94	110,200.00
Total Taxes & Insurance Expense	1,261.79	2,660.99	28,247.19	31,931.00	-3,683.81	31,931.00
Total Financial Expenses	0.00	2,333.37	23,595.48	28,000.00	-4,404.52	28,000.00
TOTAL ROUTINE OPERATING EXPENSE	20,338.33	26,059.99	280,212.83	312,719.00	-32,506.17	312,719.00
Total Amortization Expense	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
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	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 ALL EXPENSES BEFORE DEPRECIATION	20,338.33	26,059.99	280,212.83	312,719.00	-32,506.17	312,719.00
NET REVENUE PROFIT/-LOSS						
	7,309.65	1,354.25	49,013.89	16,251.00	32,762.89	16,251.00
Total Depreciation Expense						
	6,156.74	6,375.00	75,088.90	76,500.00	-1,411.10	76,500.00
NET REVENUE w/Depreciation PROFIT/-LOSS	1,152.91	-5,020.75	-26,075.01	-60,249.00	34,173.99	-60,249.00

Knox County Housing Authority
BOARD - AHP CASH FLOW STATEMENT
March 31, 2019

BRENTWOOD & PRAIRIELAND COMBINED	Current Period	Period Budget	Current Year	Year To Date Bu	Variance	Year Budget
OPERATING INCOME						
Total Operating Income	59,756.24	59,100.49	712,850.35	709,205.00	3,645.35	709,205.00
TOTAL OPERATING INCOME	59,756.24	59,100.49	712,850.35	709,205.00	3,645.35	709,205.00
OPERATING EXPENSE						
Total Administration Expenses	17,272.58	9,205.87	104,550.78	110,470.00	-5,919.22	110,470.00
Total Fee Expenses	11,082.15	11,042.00	133,067.89	132,504.00	563.89	132,504.00
Total Utilities Expenses	9,653.17	4,379.89	55,248.74	52,560.00	2,688.74	52,560.00
Total Maintenance Expenses	-78,485.51	22,852.61	201,559.20	274,230.00	-72,670.80	274,230.00
Total Taxes & Insurance Expense	2,760.75	5,305.12	59,392.30	63,661.00	-4,268.70	63,661.00
Total Financial Expenses	1,907.24	4,666.74	49,098.26	56,000.00	-6,901.74	56,000.00
TOTAL ROUTINE OPERATING EXPENSE	-35,809.62	57,452.23	602,917.17	689,425.00	-86,507.83	689,425.00
Total Amortization Expense	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
Total Capital Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Vandalism Expenditures	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 ALL EXPENSES BEFORE DEPRECIATION	-35,809.62	57,452.23	602,917.17	689,425.00	-86,507.83	689,425.00
NET REVENUE PROFIT/-LOSS						
	95,565.86	1,648.26	109,933.18	19,780.00	90,153.18	19,780.00
Total Depreciation Expense						
	16,743.64	11,666.63	163,044.96	140,000.00	23,044.96	140,000.00
NET REVENUE w/Depreciation PROFIT/-LOSS	78,822.22	-10,018.37	-53,111.78	-120,220.00	67,108.22	-120,220.00

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

	Current Period	Last Year Same	Variance	Current Year
AMP001 - MOON TOWERS				
Salaries	35,430.93	28,919.56	6,511.37	278,952.82
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	15,953.84	16,084.43	-130.59	192,848.43
Administrative Expenses	3,967.12	3,977.94	-10.82	17,122.25
Tenant Services	141.45	0.00	141.45	382.46
Utilities	25,015.04	34,092.61	-9,077.57	109,323.41
Maintenance Supplies/Contracts	-21,347.09	-2,713.55	-18,633.54	83,408.11
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,417.02	8,354.84	-3,937.82	87,545.27
Non-Routine Expense	0.00	0.00	0.00	0.00
TOTAL MOON TOWERS CLAIMS	63,578.31	88,715.83	-25,137.52	769,582.75
AMP002 - FAMILY				
Salaries	65,198.53	55,537.25	9,661.28	535,892.93
Employee W/H Payments	-2,574.62	-81.40	-2,493.22	0.00
Management Fees	16,809.15	16,889.74	-80.59	202,597.73
Administrative Expenses	-10,604.44	7,803.47	-18,407.91	28,686.35
Tenant Services	0.00	0.00	0.00	4,065.96
Utilities	7,767.72	7,866.57	-98.85	31,325.49
Maintenance Supplies/Contracts	17,394.76	7,178.42	10,216.34	86,736.56
Mileage	0.00	0.00	0.00	-35.64
General Expenses	20,851.26	21,618.65	-767.39	106,121.29
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL FAMILY CLAIMS	114,842.36	116,812.70	-1,970.34	995,390.67
AMP003 - BLUEBELL				
Salaries	13,653.53	10,694.36	2,959.17	109,451.41
Employee W/H Payments	0.00	0.00	0.00	0.00
Management Fees	4,539.50	4,620.09	-80.59	54,910.98
Administrative Expenses	1,466.05	1,737.49	-271.44	11,766.42
Tenant Services	0.00	0.00	0.00	195.29
Utilities	4,954.45	8,777.71	-3,823.26	28,695.26
Maintenance Supplies/Contracts	-17,292.65	8,359.69	-25,652.34	49,606.44
Mileage	12.76	0.00	12.76	12.76
General Expenses	4,260.63	795.98	3,464.65	31,588.18
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL BLUEBELL CLAIMS	11,594.27	34,985.32	-23,391.05	286,226.74
COCC				
Salaries	49,200.28	39,438.88	9,761.40	389,342.59
Employee W/H Payments	11,194.51	1,866.02	9,328.49	-1,080.87
Management Fees	0.00	0.00	0.00	0.00
Administrative Expenses	9,471.93	14,306.65	-4,834.72	84,788.54
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,357.19	1,761.75	-404.56	5,449.20
Maintenance Supplies/Contracts	45.00	-9,805.00	9,850.00	15,930.90
Mileage	0.00	0.00	0.00	0.00
General Expenses	4,505.36	2,099.51	2,405.85	18,915.52
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL COCC CLAIMS	75,774.27	49,667.81	26,106.46	513,345.88
COMBINED - AMP1, AMP2, AMP3, & COCC				
Salaries	163,483.27	134,590.05	28,893.22	1,313,639.75
Employee W/H Payments	8,619.89	1,784.62	6,835.27	-1,080.87
Management Fees	37,302.49	37,594.26	-291.77	450,357.14
Administrative Expenses	4,300.66	27,825.55	-23,524.89	142,363.56
Tenant Services	141.45	0.00	141.45	4,643.71
Utilities	39,094.40	52,498.64	-13,404.24	174,793.36
Maintenance Supplies	-21,199.98	3,019.56	-24,219.54	235,682.01
Mileage	12.76	0.00	12.76	-22.88
General Expenses	34,034.27	32,868.98	1,165.29	244,170.26
Non-Routine Expenses	0.00	0.00	0.00	0.00
TOTAL LOW RENT CLAIMS	265,789.21	290,181.66	-24,392.45	2,564,546.04

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

	Current Period	Last Year Same Period	Variance
BRENTWOOD			
Salaries	13,609.72	10,898.49	2,711.23
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,746.30	5,746.30	0.00
Administrative Expenses	3,718.59	2,040.81	1,677.78
Utilities	4,873.13	5,525.87	-652.74
Maintenance Supplies/Contracts	-87,501.89	-19,641.85	-67,860.04
Tax & Insurance Expenses	1,498.96	2,875.41	-1,376.45
Finacial Expenses	1,907.24	2,013.61	-106.37
TOTAL BRENTWOOD CLAIMS	-56,147.95	9,458.64	-65,606.59
PRAIRIELAND			
Salaries	13,403.29	10,898.10	2,505.19
Employee W/H Payments	0.00	0.00	0.00
Management Fees	5,335.85	5,171.67	164.18
Administrative Expenses	3,772.44	1,010.18	2,762.26
Utilities	4,780.04	915.58	3,864.46
Maintenance Supplies/Contracts	-8,215.08	3,754.76	-11,969.84
Taxes & Insurance Expenses	1,261.79	2,924.74	-1,662.95
Financial Expenses	0.00	2,013.60	-2,013.60
TOTAL PRAIRIELAND CLAIMS	20,338.33	26,688.63	-6,350.30
AHP - BRENTWOOD & PRAIRIELAND			
Salaries	27,013.01	21,796.59	5,216.42
Employee W/H Payments	0.00	0.00	0.00
Management Fees	11,082.15	10,917.97	164.18
Administrative Expenses	7,491.03	3,050.99	4,440.04
Utilities	9,653.17	6,441.45	3,211.72
Maintenance Supplies	-95,716.97	-15,887.09	-79,829.88
Taxes & Insurance Expenses	2,760.75	5,800.15	-3,039.40
Financial Expenses	1,907.24	4,027.21	-2,119.97
TOTAL AHP CLAIMS	-35,809.62	36,147.27	-71,956.89
HOUSING CHOICE VOUCHER - HCV			
Salaries	8,649.07	8,683.10	-34.03
Employee W/H Payments	0.00	0.00	0.00
Management Fees	3,705.00	3,471.00	234.00
Administrative Expenses	1,503.33	1,549.61	-46.28
General Expense-Admin	1,100.09	859.72	240.37
Total HCV Expenses	14,957.49	14,563.43	394.06
HAP Expenses	77,313.00	69,771.00	7,542.00
General Expenses	394.15	48.53	345.62
Total HAP Expenses	77,707.15	69,819.53	7,887.62
TOTAL HCV CLAIMS	92,664.64	84,382.96	8,281.68

Knox County Housing Authority
CLAIMS REPORT - GRANT PROGRAMS
March, 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	85,439.79	0.00	193,168.07	193,168.07
TOTAL CFG 2018 CLAIMS	85,439.79	0.00	193,168.07	193,168.07
CFG 2017 - \$673,386				
Admin. / Operations	0.00	0.00	0.00	0.00
General CFP Activity	164,886.57	0.00	673,386.00	673,386.00
TOTAL CFG 2017 CLAIMS	164,886.57	0.00	673,386.00	673,386.00
CFG 2016 - \$608,598				
Admin. / Operations	0.00	0.00	0.00	0.00
Fees & Costs	0.00	7,400.00	0.00	14,000.00
Site Improvement	0.00	0.00	0.00	0.00
Dwelling Structure	0.00	0.00	534,901.62	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	7,400.00	534,901.62	608,598.00
TOTAL CFG GRANT(S) CLAIMS	250,326.36	7,400.00	1,401,455.69	1,475,152.07

Knox County Housing Authority
CLAIMS REPORT TOTALS
March, 2019

	Current Period	Last Year Same	Variance	Current Year
TOTALS				
<hr/>				
<u>LOW RENT</u>				
AMP001 - MOON TOWERS	63,578.31	88,715.83	-25,137.52	769,911.18
AMP002 - FAMILY	114,842.36	116,812.70	-1,970.34	995,390.67
AMP003 - BLUEBELL	11,594.27	34,985.32	-23,391.05	286,226.74
COCC	67,804.95	49,521.60	18,283.35	513,807.34
TOTAL LOW RENT	257,819.89	290,035.45	-32,215.56	2,565,335.93
<u>A.H.P.</u>				
BRENTWOOD	-56,147.95	9,458.64	-65,606.59	322,704.34
PRAIRIELAND	20,338.33	26,688.63	-6,350.30	280,212.83
TOTAL A.H.P.	-35,809.62	36,147.27	-71,956.89	602,917.17
<u>HOUSING CHOICE VOUCHER - HCV</u>				
HCV (Administrative Only)	14,957.49	14,563.43	394.06	147,702.68
TOTAL HCV	14,957.49	14,563.43	394.06	147,702.68
<u>GRANTS</u>				
CAPITAL FUND GRANT '18	85,439.79	0.00	85,439.79	193,168.07
CAPITAL FUND GRANT '17	164,886.57	0.00	164,886.57	673,386.00
CAPITAL FUND GRANT '16	0.00	7,400.00	-7,400.00	534,901.62
TOTAL GRANTS	250,326.36	7,400.00	242,926.36	1,401,455.69
<hr/>				
TOTAL CLAIMS FOR MONTH	487,294.12	348,146.15	139,147.97	4,717,411.47

RESOLUTION 2019-05

05/28/2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Section 8 Management Assessment Program (SEMAP) Certification FYE 03/31/2019

Article I. Background

On September 10, 1998, the U.S. Department of Housing and Urban Development (HUD) published in the Federal Register the Final Rule establishing the Section 8 Management Assessment Program (SEMAP). SEMAP is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford decent rental units at the correct subsidy cost. SEMAP also establishes a system for HUD to measure PHA performance in key Section 8 program areas and to assign performance ratings. SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively. PHAs can use the SEMAP performance analysis to assess and improve their own program operations.

This rule applies to PHA administration of the tenant-based Section 8 rental voucher and rental certificate programs (24 CFR § 982), the project-based component (PBC) of the certificate program (24 CFR § 983) to the extent that PBC family and unit data are reported and measured under the stated HUD verification method, and enrollment levels and contributions to escrow accounts for Section 8 participants under the family self-sufficiency program (FSS) (24 CFR § 984).

On August 17, 2000, HUD issued Notice PIH 2000-34 requiring the electronic submission of the SEMAP certification. SEMAP consists of 14 primary indicators with points assigned to each indicator for a total maximum of 145 points. Of these 145 points, 130 are applicable to the Knox County Housing Authority. The indicators and their respective maximum points are as follows:

1. Selection from the Waiting List – **15 points**
2. Reasonable Rent – **20 points**
3. Determination of Adjusted Income – **20 points**
4. Utility Allowance Schedule – **5 points**
5. HQS Quality Control Inspections – **5 points**
6. HQS Enforcement – **10 points**
7. Expanding Housing Opportunities (Not applicable to KCHA) – **5 points**
8. Payment Standards – **5 points**
9. Annual Reexamination – **10 points**
10. Correct Tenant Rent Calculations – **5 points**
11. Pre-Contract HQS Inspections – **5 points**
12. Annual HQS Inspections – **10 points**
13. Lease-Up – **20 points**
14. Family Self-Sufficiency Enrollment (Not applicable to KCHA) – **10 points**

A PHA must submit the HUD-required SEMAP certification form within 60 calendar days after the end of its fiscal year (24 CFR §985.101). The certification must be approved by PHA board resolution and signed by the PHA executive director. If the PHA is a unit of local government or a state, a resolution approving the certification is not required, and the certification must be executed by the Section 8 program director. Failure of an PHA to submit its SEMAP certification within 60 calendar days after the end of its fiscal year will result in an overall performance rating of troubled and the PHA will be subject to the requirements at 24 CFR § 985.107. A PHA's SEMAP certification is subject to HUD verification by an on-site confirmatory review at any time.

Upon receipt of the PHA's SEMAP certification, HUD will rate the PHA's performance under each SEMAP indicator in accordance with 24 CFR § 985.3. HUD will then prepare a SEMAP profile for each PHA which shows the rating for each indicator, sums the indicator ratings, and divides by the total possible points to arrive at a PHA's overall SEMAP score. SEMAP scores shall be rounded off to the nearest whole percent. *High performer rating* – PHAs with SEMAP scores of at least 90 percent shall be rated high performers under SEMAP. PHAs that achieve an overall performance rating of high performer may receive national recognition by the Department and may be given competitive advantage under notices of fund availability. *Standard rating* – PHAs with SEMAP scores of 60 to 89 percent shall be rated standard. *Troubled rating* – PHAs with SEMAP scores of less than 60 percent shall be rated troubled.

The SEMAP certification scores for the previous five certification periods are as follows:

2018: 95%
2017: 85%
2016: 80%
2015: 100%
2014: 100%

The Knox County Housing Authority (KCHA) has completed the appropriate program audit accurately and to the best of its ability utilizing the records contained in the files of the Authority pertaining to Section 8 Management Assessment Program (SEMAP) reporting. For fiscal year end 03/31/2019, the Knox County Housing Authority will certify SEMAP at 100.0% compliance, which qualifies the agency as High Performer.

Article II. Recommendation

It is the recommendation of the Executive Director the Board adopt KCHA Resolution 2019-05 authorizing the certification and submission of the Section 8 Management Assessment Program (SEMAP), effective for the fiscal year ended 03/31/2019.

RESOLUTION 2019-05

05/28/2019

Board of Commissioners

Derek Antoine, Executive Director

Section 8 Management Assessment Program (SEMAP) Certification FYE 03/31/2019

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) on September 10, 1998 issued a notice in the Federal Register establishing the Section 8 Management Assessment Program (SEMAP), as set forth in 24 CFR 985, to objectively measure public housing agency performance in key Section 8 tenant-based assistance program areas; and

WHEREAS, SEMAP is an annual reporting requirement, due 60 days after the end of the fiscal year; and

WHEREAS, HUD on August 17, 2000 issued Notice PIH 2000-34 requiring submission of SEMAP Certification electronically; and

WHEREAS, the Knox County Housing Authority (KCHA) has completed the quality control process to determine the KCHA compliance with the 14 indicators of SEMAP for the fiscal year ended March 31, 2019; and

WHEREAS, the agency certifies it has earned 130 out of a possible 130 available points, declaring compliance at 100.0%; and

WHEREAS, the information complied is complete and accurate, and documentation is maintained at the Authority's central office; and

WHEREAS, HUD requires that the Section 8 Management Assessment Program (SEMAP) Certification to be in conjunction with approval from the Board of Commissioners and be signed by the Executive Director prior to the electronic submission to HUD.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Knox County Housing Authority approves the Section 8 Management Assessment Program (SEMAP) Certification, and the Executive Director is hereby authorized to sign the submission for FYE 03/31/2019 to HUD in accordance with regulations posted at 24 CFR § 985 et al.

RESOLVED: May 28, 2019.

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RESOLUTION 2019-05

05/28/2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Section 8 Management Assessment Program (SEMAP) Certification FYE 03/31/2019

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 approves the Section Eight Management Assessment Program (SEMAP) submission for FYE 03/31/2019.
3. The quality control methodology used in reviewing the KCHA's Housing Choice Voucher Program data 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 be effective immediately.

RESOLVED: May 28, 2019

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul H. Stewart, Commissioner

Wayne Allen, Commissioner

Jared Hawkinson, Commissioner

VACANT, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

RESOLUTION 2019-06

05/28/2019

Board of Commissioners

Derek Antoine, Executive Director

RE: Submission of Unaudited Financial Data Schedule for FYE 03/31/2019

Article I. Background

The Financial Data Schedule (FDS) is a standardized tool created by HUD to submit financial information from PHAs to HUD. The FDS is used to help HUD monitor PHAs' financial information, assist in calculating operating subsidy for each PHA, generate Financial Assessment Sub-System (FASS) and Management Assessment Sub-System (MASS) scoring, and calculate excess cash and operating reserves. The un-audited FDS is due to HUD two months following the PHA's year-end. The PHAs also have a 15-day grace period to submit the FDS after the un-audited due date. The FDS is still considered late when the un-audited FDS is submitted during the grace period, but the PHAs are not penalized any points on the FASS. The audited FDS is due nine months following the PHA's year-end. There is no grace period for audited submissions.

In accordance with HUD's Uniform Financial Reporting Standards rule, public housing agencies (PHA) are required to submit a financial statement, prepared in accordance with generally accepted accounting principles (GAAP), in the electronic format specified by HUD. Two such submissions are required of each agency annually – an unaudited financial data statement (FDS) and an audited financial data statement. The unaudited submission is due 2 months after the PHA's fiscal year end, and the audited submission is due 9 months after its fiscal year end (24 CFR section 5.801). The financial statement must include the financial activities of this program. The submission deadlines for FYE 03/31/2019 for the Knox County Housing Authority are as follows:

- Unaudited FDS: 05/31/2019
- Audited FDS: 12/31/2019

The Knox County Housing Authority (KCHA) has completed the FYE accounting accurately and to the best of its ability in accordance with Generally Accepted Accounting Principles (GAAP), as further defined by HUD in supplementary guidance. It is anticipated the unaudited FDS of the Knox County Housing Authority for fiscal year ended 03/31/2019 will be successfully submitted on 05/28/2019.

Article II. Recommendation

It is the recommendation of the Executive Director the Board adopt KCHA Resolution 2019-06 authorizing the certification and submission of the KCHA Financial Data Schedule (FDS), representing the agency's financial position for the fiscal year ended 03/31/2019.

FDS Condensed Balance Sheet - COCC
FDS Condensed B.S. - COCC
 March, 2019

Cumulative

ASSETS

CASH

111 Cash - unrestricted	
Total Line 111	1,236,433.10
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	0.00
114 Cash - tenant sec. dep.	
Total Line 114	0.00
115 Cash - rest'd for pmt current liab.	
Total Line 115	0.00

100 - TOTAL CASH	1,236,433.10
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ACCOUNTS & NOTES RECEIVABLE

121 A/R - PHA pojects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	0.00
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	0.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	0.00
127 Notes, Loans, Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	0.00
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	0.00
129 Accrued Interest Receivable	
Total Line 129	0.00

120 - TOTAL A/R & NOTES RECEIVABLE	0.00
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CURRENT INVESTMENTS

131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	21,343.32
143 Inventories	
Total Line 143	0.00
143.1 Allow for Obsolete Inventories	
Total Line 143.1	0.00
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00

150 TOTAL CURRENT ASSETS	1,257,776.42
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FDS Condensed Balance Sheet - COCC
FDS Condensed B.S. - COCC
March, 2019

	Cumulative		
CAPITAL ASSETS			
161 Land			
Total Line 161	0.00		
162 Buildings			
Total Line 162	3,560.00		
163 Dwelling - Equip, Furn, Machinery			
Total Line 163	0.00		
164 Admin. - Equip, Furn, Machinery			
Total Line 164	173,075.42		
165 Leasehold Improvements			
Total Line 165	0.00		
166 Accumulated Depreciation			
Total Line 166	-173,282.87		
167 Construction in Progress			
Total Line 167	0.00		
168 Infrastructure			
Total Line 168	0.00		
160 TOTAL CAPITAL ASSETS, NET ACCUM DEPR	3,352.55		
OTHER NON-CURRENT ASSETS			
171 Notes,Loans,Mortgage Rec'v - Non-Cur			
Total Line 171	0.00		
172 Past Due-Notes,Loans,Mortg (non-cur)			
Total Line 172	0.00		
173 Grants Receivable, Non-Current			
Total Line 173	0.00		
174 Other Assets			
Total Line 174	0.00		
176 Investment in Joint Venture			
Total Line 176	0.00		
180 TOTAL NON-CURRENT ASSETS	3,352.55		
190 TOTAL ASSETS	1,261,128.97		

Cumulative

LIABILITIES & EQUITY**CURRENT LIABILITIES****311 Bank Overdraft**

Total Line 311 0.00

312 Accounts Payable < 90 days

Total Line 312 11,230.06

313 Accounts Payable > 90 days

Total Line 313 0.00

321 Accrued Wage/Payroll Taxes Payable

Total Line 321 4,520.38

322 Accrued Compensated Absences-current

Total Line 322 1,668.11

324 Accrued Contingency Liability

Total Line 324 0.00

325 Accrued Interest Payable

Total Line 325 0.00

331 Accounts Payable - HUD PHA programs

Total Line 331 0.00

332 Accounts Payable - PHA projects

Total Line 332 0.00

333 Accounts Payable - other government

Total Line 333 0.00

341 Tenant Security Deposits

Total Line 341 0.00

342 Deferred Revenue

Total Line 342 0.00

343 Current Portion LT Debt-Capital Proj

Total Line 343 0.00

344 Current Portion LT Debt-Oper Borrow

Total Line 344 0.00

345 Other Current Liabilities

Total Line 345 0.00

346 Accrued Liabilities - other

Total Line 346 -2,854.94

347 Inter-program - due to

Total Line 347 0.00

348 Loan Liability - Current

Total Line 348 0.00

310 TOTAL CURRENT LIABILITES

14,563.61

NON-CURRENT LIABILITIES**351 LT Debt-net curr cap proj/mortg bond**

Total Line 351 0.00

352 LT Debt, net curr Opeating Borrowing

Total Line 352 0.00

353 Non-Current Liabilities - other

Total Line 353 0.00

354 Accured Compensated Abs. (non-curr)

Total Line 354 15,013.01

356 FASB 5 Liabilities

Total Line 356 0.00

357 Accured Pension & OPEB Liabilities

Total Line 357 0.00

350 TOTAL NON-CURRENT LIABILITIES

15,013.01

300 TOTAL LIABILITIES

29,576.62

FDS Condensed Balance Sheet - COCC
FDS Condensed B.S. - COCC
March, 2019

	Cumulative		
EQUITY			
508.1 Inv'd Cap Assts - Net related Debt			
Total Line 508.1	-3,352.55		
508.3 Nonspendable Fund Balance			
Total Line 508.3	0.00		
509.2 Fund Balance Reserved			
Total Line 509.2	0.00		
509.3 Restricted Fund Balance			
Total Line 509.3	0.00		
510.3 Committed Fund Balance			
Total Line 510.3	0.00		
511.1 Restricted Net Assets			
Total Line 511.1	0.00		
511.2 Unreserved, Designated Fund Bal.			
Total Line 511.2	0.00		
511.3 Assigned Fund Balance			
Total Line 511.3	0.00		
512.1 Unrestricted Net Assets			
Total Line 512.1	1,228,199.80		
512.2 Unreserved, Undesignated Fund Bal			
Total Line 512.2	0.00		
512.3 Unassigned Fund Balance			
Total Line 512.3	0.00		
513 Total Equity/Net Assets	<u>1,231,552.35</u>		
600 TOTAL LIABILITIES, EQUITY/NET ASSETS	<u><u>1,261,128.97</u></u>		
proof	0.00		

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - COCC
March, 2019

	Current Year
REVENUE	
70300 Net Tenant Rent Revenue	
Total Line 70300	0.00
70400 Tenant Revenue - Other	
Total Line 70400	0.00
70500 TOTAL TENANT REVENUE	0.00
70600 HUD PHA Operating Grants	
Total Line 70600	0.00
70610 Capital Grants	
Total Line 70610	0.00
70710 Management Fees	
Total Line 70710	507,102.03
70720 Asset Management Fees	
Total Line 70720	50,160.00
70730 Book Keeping Fees	
Total Line 70730	68,634.00
70740 Front Line Service Fees	
Total Line 70740	0.00
70750 Other Fees	
Total Line 70750	0.00
70700 TOTAL FEE REVENUE	625,896.03
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100	92.71
71200 Mortgage Interest Income	
Total 71200	0.00
71300 Proceeds from Disposition of Asset	
Total Line 71300	0.00
71310 Cost of Sale of Assets	
Total Line 71310	0.00
71400 Fraud Recovery	
Total Line 71400	0.00
71500 Other Revenue	
Total Line 71500	0.00
71600 Gain/Loss on Sale of Capital Asset	
Total Line 71600	0.00
72000 Investment Income - Restricted	
Total Line 72000	0.00
70000 TOTAL REVENUE	625,988.74
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	296,303.16
91200 Auditing Fees	
Total Line 91200	2,350.00
91400 Advertising & Marketing	
Total Line 91400	431.23
91500 Benefit Contributions - Admin	
Total Line 91500	93,019.55
91600 Office Expense	
Total Line 91600	44,731.71
91700 Legal Expense	
Total Line 91700	8,522.00
91800 Travel Expense	
Total Line 91800	7,306.33
91900 Other Expense	
Total Line 91900	21,447.27
91000 TOTAL OPERATING EXPENSE - Admin	474,111.25

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - COCC
March, 2019

Current Year

TENANT SERVICES

92100 Tenant Services - Salaries	
Total Line 92100	0.00
92200 Relocation Costs	
Total Line 92200	0.00
92300 Benefit Contribution - T.S.	
Total Line 92300	0.00
92400 Tenant Services - Other	
Total Line 92400	0.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00

UTILITIES

93100 Water	
Total Line 93100	249.82
93200 Electricity	
Total Line 93200	2,839.20
93300 Gas	
Total Line 93300	2,279.49
93400 Fuel	
Total Line 93400	0.00
93500 Labor	
Total Line 93500	0.00
93600 Sewer	
Total Line 93600	80.69
93700 Benefit Contributions - Utilities	
Total Line 93700	0.00
93800 Other Utilities Expense	
Total Line 93800	0.00
93000 TOTAL UTILITIES EXPENSES	5,449.20

MAINTENANCE & OPERATIONS EXPENSE

94100 Maintenance - Labor	
Total Line 94100	0.00
94200 Maintenance - Materials/Supplies	
Total Line 94200	263.04
94300 Maintenance - Contracts	
10-1-000-000-4430.000 Maint-Contracts-Gen	0.00
10-1-000-000-4430.010 Garbage & Trash Cont	270.00
10-1-000-000-4430.020 Heating&Cooling Cont	0.00
10-1-000-000-4430.030 Snow Removal Cont	0.00
10-1-000-000-4430.050 Landscape & Grds Cont	0.00
10-1-000-000-4430.060 Unit Turnaround Cont	0.00
10-1-000-000-4430.070 Electrical Contract	0.00
10-1-000-000-4430.080 Plumbing Contracts	0.00
10-1-000-000-4430.090 Extermination Cont	350.96
10-1-000-000-4430.100 Janitorial Contracts	0.00
10-1-000-000-4430.110 Routine Maint Cont	0.00
10-1-000-000-4430.120 Other Misc Maint Cont	15,040.00
10-1-000-000-4430.126 Vehicle Maint Cont	6.90
10-1-000-000-4430.200 Copiers	0.00
10-1-000-000-4431.000 Trash Removal	0.00
Total Line 94300 - (sub accts)	15,667.86
94500 Maintenance - Ordinary/Benefits	
Total Line 94500	19.88
94000 TOTAL MAINTENANCE EXPENSES	15,950.78

TOTAL PROTECTIVE SERVICES EXPENSE

95100 Protective Services - Labor	
Total Line 95100	0.00
95200 Protective Services - Contract	
Total Line 95200	0.00

KNOX COUNTY HOUSING AUTHORITY

FDS Condensed I.S. - COCC

March, 2019

	Current Year
95300 Protective Services - Other	
Total Line 95300	0.00
95500 Protective Services - Benefit Cont	
Total Line 95500	0.00
95000 TOTAL PROTECTIVE SERVICES EXPENSE	0.00
INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	858.52
96120 Liability Insurance	
Total Line 96120	431.68
96130 Workmen's Compensation	
Total Line 96130	10,719.01
96140 All Other Insurance	
Total Line 96140	3,689.92
96100 TOTAL INSURANCE PREMIUMS EXPENSE	15,699.13
GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	50.07
96210 Compensated Absenses	
Total Line 96210	3,166.32
96300 Payment In Lieu Of Taxes - PILOT	
Total Line 96300	0.00
96400 Bad Debt - Tenant Rents	
Total Line 96400	0.00
96500 Bad Debt - Mortgages	
Total Line 96500	0.00
96600 Bad Debt - Other	
Total Line 96600	0.00
96800 Severance Expense	
Total Line 96800	0.00
96000 TOTAL OTHER GENERAL EXPENSES	3,216.39
INTEREST EXPENSE & AMORTIZATION COST	
96710 Interest of Mortgage/Bond Payable	
Total Line 96710	0.00
96720 Interest on Notes Payable	
Total Line 96720	0.00
96730 Amortization of Bond Issue Costs	
Total Line 96730	0.00
96700 Total Intersts Exp & Amortization	0.00
96900 TOTAL OPERATING EXPENSE	514,426.75
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	111,561.99
MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300	0.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	
Total Line 97400	638.13
97500 Fraud Losses	
Total Line 97500	0.00
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - COCC
March, 2019

	Current Year
90000 TOTAL EXPENSES	515,064.88
OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	
Total Line 10010	0.00
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items, Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfer-In between Program & Project	
Total Line 10093	0.00
10094 Xfer-Out between Program & Project	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	110,923.86

MEMO ACCOUNT INFORMATION

*11020 Req'd Annual Debt Principal Pmts	
*11030 Beginning Equity (pre-populated)	
11040 Prior Period Adj, Equity Xfers,	0.00
11190 Unit Months Available	
11210 Number of Unit Months Leased	
*11610 Land Purchases	
*11620 Building Purchases	
*11630 Furn & Equip - Dwelling Purchases	
*11640 Furn & Equip - Admin Purchases	
*11650 Leasehold Improvement Purchases	
*11660 Infrastructure Purchases	
*13510 CFFP Debt Service Payments	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 1, MOON TOWERS
March, 2019

	Cumulative
ASSETS	
CASH	
111 Cash - unrestricted	
Total Line 111	487,931.88
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	0.00
114 Cash - tenant sec. dep.	
Total Line 114	33,864.50
115 Cash - rest'd for pmt current liab.	
Total Line 115	5,604.81
100 - TOTAL CASH	527,401.19
ACCOUNTS & NOTES RECEIVABLE	
121 A/R - PHA pojects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	5,554.08
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	-1,666.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	-904.00
127 Notes Loans Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	0.00
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	0.00
129 Accrued Interest Receivable	
Total Line 129	0.00
120 - TOTAL A/R & NOTES RECEIVABLE	2,984.08
CURRENT INVESTMENTS	
131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	31,129.83
143 Inventories	
Total Line 143	8,216.69
143.1 Allow for Obsolete Inventories	
Total Line 143.1	-821.67
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00
150 TOTAL CURRENT ASSETS	568,910.12
CAPITAL ASSETS	
161 Land	
Total Line 161	1,811,413.14
162 Buildings	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 1, MOON TOWERS
March, 2019

	Cumulative
Total Line 162	9,560,744.52
163 Dwelling - Equip Furn Machinery	
Total Line 163	150,807.73
164 Admin. - Equip Furn Machinery	
Total Line 164	303,899.11
165 Leasehold Improvements	
Total Line 165	0.00
166 Accumulated Depreciation	
Total Line 166	-9,141,988.33
167 Construction in Progress	
Total Line 167	0.00
168 Infrastructure	
Total Line 168	0.00
160 TOTAL CAPITAL ASSETS NET ACCUM DEPR	2,684,876.17
 OTHER NON-CURRENT ASSETS	
171 Notes Loans Mortgage Rec'v - Non-Cur	
Total Line 171	0.00
172 Past Due-Notes Loans Mortg (non-cur)	
Total Line 172	0.00
173 Grants Receivable Non-Current	
Total Line 173	0.00
174 Other Assets	
Total Line 174	0.00
176 Investment in Joint Venture	
Total Line 176	0.00
180 TOTAL NON-CURRENT ASSETS	2,684,876.17
 190 TOTAL ASSETS	 3,253,786.29

LIABILITIES & EQUITY

CURRENT LIABILITIES

311 Bank Overdraft	
Total Line 311	0.00
312 Accounts Payable < 90 days	
Total Line 312	1,168.99
313 Accounts Payable > 90 days	
Total Line 313	0.00
321 Accrued Wage/Payroll Taxes Payable	
Total Line 321	3,352.22
322 Accrued Compensated Absences-current	
Total Line 322	936.73
324 Accrued Contingency Liability	
Total Line 324	0.00
325 Accrued Interest Payable	
Total Line 325	0.00
331 Accounts Payable - HUD PHA programs	
Total Line 331	0.00
332 Accounts Payable - PHA projects	
Total Line 332	0.00
333 Accounts Payable - other government	
Total Line 333	29,104.58
341 Tenant Security Deposits	
Total Line 341	33,864.50
342 Deferred Revenue	
Total Line 342	5,604.81
343 Current Portion LT Debt-Capital Proj	
Total Line 343	0.00
344 Current Portion LT Debt-Oper Borrow	
Total Line 344	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 1, MOON TOWERS
March, 2019

	Cumulative	
345 Other Current Liabilities		
Total Line 345	0.00	
346 Accrued Liabilities - other		
Total Line 346	10,463.27	
347 Inter-program - due to		
Total Line 347	0.00	
348 Loan Liability - Current		
Total Line 348	0.00	
310 TOTAL CURRENT LIABILITES	84,495.10	
NON-CURRENT LIABILITIES		
351 LT Debt-net curr cap proj/mortg bond		
Total Line 351	0.00	
352 LT Debt net curr Opeating Borrowing		
Total Line 352	0.00	
353 Non-Current Liabilities - other		
Total Line 353	0.00	
354 Accured Compensated Abs. (non-curr)		
Total Line 354	8,430.53	
356 FASB 5 Liabilities		
Total Line 356	0.00	
357 Accured Pension & OPEB Liabilities		
Total Line 357	0.00	
350 TOTAL NON-CURRENT LIABILITIES	8,430.53	
300 TOTAL LIABILITIES	92,925.63	
EQUITY		
508.1 Inv'd Cap Assts - Net related Debt		
Total Line 508.1	2,684,876.17	
508.3 Nonspendable Fund Balance		
Total Line 508.3	0.00	
509.2 Fund Balance Reserved		
Total Line 509.2	0.00	
509.3 Restricted Fund Balance		
Total Line 509.3	0.00	
510.3 Committed Fund Balance		
Total Line 510.3	0.00	
511.1 Restricted Net Assets		
Total Line 511.1	0.00	
511.2 Unreserved Designated Fund Bal.		
Total Line 511.2	0.00	
511.3 Assigned Fund Balance		
Total Line 511.3	0.00	
512.1 Unrestricted Net Assets		
Total Line 512.1	475,984.49	
512.2 Unreserved Undesignated Fund Bal		
Total Line 512.2	0.00	
512.3 Unassigned Fund Balance		
Total Line 512.3	0.00	
513 Total Equity/Net Assets	3,160,860.66	
600 TOTAL LIABILITIES EQUITY/NET ASSETS	-3,253,786.29	
proof	0.00	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 1, MT
March, 2019

	Current Year
REVENUE	
70300 Net Tenant Rent Revenue	
Total Line 70300	400,369.25
70400 Tenant Revenue - Other	
Total Line 70400	22,613.16
70500 TOTAL TENANT REVENUE	422,982.41
70600 HUD PHA Operating Grants	
Total Line 70600	348,788.00
70610 Capital Grants	
Total Line 70610	0.00
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100	17,769.78
71200 Mortgage Interest Income	
Total 71200	0.00
71300 Proceeds from Disposition of Asset	
Total Line 71300	0.00
71310 Cost of Sale of Assets	
Total Line 71310	0.00
71400 Fraud Recovery	
Total Line 71400	0.00
71500 Other Revenue	
Total Line 71500	6,633.53
71600 Gain/Loss on Sale of Capital Asset	
Total Line 71600	0.00
72000 Investment Income - Restricted	
Total Line 72000	0.00
70000 TOTAL REVENUE	796,173.72
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	68,111.09
91200 Auditing Fees	
Total Line 91200	2,467.50
91300 Management Fee	
Total Line 91300	155,023.89
91310 Book-keeping Fee	
Total Line 91310	15,907.50
91400 Advertising & Marketing	
Total Line 91400	0.00
91500 Benefit Contributions - Admin	
Total Line 91500	24,676.53
91600 Office Expense	
Total Line 91600	12,850.65
91700 Legal Expense	
Total Line 91700	0.00
91800 Travel Expense	
Total Line 91800	934.32
91900 Other Expense	
Total Line 91900	1,546.82
91000 TOTAL OPERATING EXPENSE - Admin	281,518.30
92000 ASSET MANAGEMENT FEE	
10-1-000-001-4120.200 Asset Mngt Fee Exp	21,240.00
Total Line 92000	21,240.00
TENANT SERVICES	
92100 Tenant Services - Salaries	

KNOX COUNTY HOUSING AUTHORITY**FDS Condensed I.S. - AMP 1, MT***March, 2019***Current Year**

Total Line 92100	0.00
92200 Relocation Costs	
Total Line 92200	0.00
92300 Benefit Contribution - T.S.	
Total Line 92300	0.00
92400 Tenant Services - Other	
Total Line 92400	382.46
92500 TOTAL TENANT SERVICES EXPENSE	382.46
UTILITIES	
93100 Water	
Total Line 93100	13,491.96
93200 Electricity	
Total Line 93200	26,224.23
93300 Gas	
Total Line 93300	54,560.24
93400 Fuel	
Total Line 93400	0.00
93500 Labor	
Total Line 93500	0.00
93600 Sewer	
Total Line 93600	15,046.98
93700 Benefit Contributions - Utilities	
Total Line 93700	0.00
93800 Other Utilities Expense	
Total Line 93800	0.00
93000 TOTAL UTILITIES EXPENSES	109,323.41
MAINTENANCE & OPERATIONS EXPENSE	
94100 Maintenance - Labor	
Total Line 94100	139,993.29
94200 Maintenance - Materials/Supplies	
Total Line 94200	23,541.99
94300 Maintenance - Contracts	
10-1-000-001-4430.010 Garbage & Trash Con	4,674.32
10-1-000-001-4430.020 Heating & Cooling Cont	0.00
10-1-000-001-4430.030 Snow Removal Contracts	0.00
10-1-000-001-4430.040 Elevator Maintenance	16,243.76
10-1-000-001-4430.050 Landscape & Grds Cont	780.00
10-1-000-001-4430.060 Unit Turnaround Con	0.00
10-1-000-001-4430.070 Electrical Contracts	50.75
10-1-000-001-4430.080 Plumbing Contracts	18,955.19
10-1-000-001-4430.090 Extermination Contracts	13,122.78
10-1-000-001-4430.100 Janitorial Contracts	0.00
10-1-000-001-4430.110 Routine Mainten Cont	5,284.50
10-1-000-001-4430.120 Other Misc Cont Cost	-4,976.80
10-1-000-001-4430.121 Laundry Equip Contract	35.00
10-1-000-001-4430.126 Vehicle Maint Cont	1,103.24
10-1-000-001-4431.000 Trash Removal	0.00
Total Line 94300 - (sub accts)	55,272.74
94500 Maintenance - Ordinary/Benefits	
Total Line 94500	46,171.91
94000 TOTAL MAINTENANCE EXPENSES	264,979.93
TOTAL PROTECTIVE SERVICES EXPENSE	
95100 Protective Services - Labor	
Total Line 95100	0.00
95200 Protective Services - Contract	
Total Line 95200	4,921.81
95300 Protective Services - Other	
Total Line 95300	0.00
95500 Protective Services - Benefit Cont	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 1, MT
March, 2019

	Current Year
Total Line 95500	0.00
95000 TOTAL PROTECTIVE SERVICES EXPENSE	4,921.81
INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	30,211.59
96120 Liability Insurance	
Total Line 96120	5,203.93
96130 Workmen's Compensation	
Total Line 96130	6,866.09
96140 All Other Insurance	
Total Line 96140	4,815.38
96100 TOTAL INSURANCE PREMIUMS EXPENSE	47,096.99
GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	0.00
96210 Compensated Absences	
Total Line 96210	508.59
96300 Payment In Lieu Of Taxes - PILOT	
Total Line 96300	29,104.58
96400 Bad Debt - Tenant Rents	
Total Line 96400	10,835.11
96500 Bad Debt - Mortgages	
Total Line 96500	0.00
96600 Bad Debt - Other	
Total Line 96600	0.00
96800 Severance Expense	
Total Line 96800	0.00
96000 TOTAL OTHER GENERAL EXPENSES	40,448.28
INTEREST EXPENSE & AMORTIZATION COST	
96710 Interest of Mortgage/Bond Payable	
Total Line 96710	0.00
96720 Interest on Notes Payable	
Total Line 96720	0.00
96730 Amortization of Bond Issue Costs	
Total Line 96730	0.00
96700 Total Interests Exp & Amortization	0.00
96900 TOTAL OPERATING EXPENSE	769,911.18
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	26,262.54
MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300	0.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	
Total Line 97400	347,478.93
97500 Fraud Losses	
Total Line 97500	0.00
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00
90000 TOTAL EXPENSES	1,117,390.11

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 1, MT
March, 2019

	Current Year
OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	
Total Line 10010	0.00
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfer-In between Program & Projects	
Total Line 10093	0.00
10094 Xfer-Out between Program & Project	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-321,216.39

MEMO ACCOUNT INFORMATION

*11020 Req'd Annual Debt Principal Pmts	0.00
*11030 Beginning Equity (pre-populated)	0.00
11040 Prior Period Adj. Equity Xfers	-7,253.91
11190 Unit Months Available	0.00
11210 Number of Unit Months Leased	0.00
*11610 Land Purchases	0.00
*11620 Building Purchases	0.00
*11630 Furn & Equip - Dwelling Purchases	0.00
*11640 Furn & Equip - Admin Purchases	0.00
*11650 Leasehold Improvement Purchases	0.00
*11660 Infrastructure Purchases	0.00
*13510 CFFP Debt Service Payments	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 2, FAMILY
March, 2019

	Cumulative
ASSETS	
CASH	
111 Cash - unrestricted	
Total Line 111	301,647.05
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	0.00
114 Cash - tenant sec. dep.	
Total Line 114	46,635.21
115 Cash - rest'd for pmt current liab.	
Total Line 115	4,807.13
100 - TOTAL CASH	<u><u>353,089.39</u></u>
ACCOUNTS & NOTES RECEIVABLE	
121 A/R - PHA pojects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	19,003.11
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	-13,110.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	-6,404.00
127 Notes Loans Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	0.00
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	0.00
129 Accrued Interest Receivable	
Total Line 129	0.00
120 - TOTAL A/R & NOTES RECEIVABLE	<u><u>-510.89</u></u>
CURRENT INVESTMENTS	
131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	49,005.13
143 Inventories	
Total Line 143	19,824.82
143.1 Allow for Obsolete Inventories	
Total Line 143.1	-1,982.48
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00
150 TOTAL CURRENT ASSETS	<u><u>419,425.97</u></u>
CAPITAL ASSETS	
161 Land	
Total Line 161	466,563.68
162 Buildings	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 2, FAMILY
March, 2019

	Cumulative
Total Line 162	15,056,607.93
163 Dwelling - Equip Furn Machinery	
Total Line 163	189,609.22
164 Admin. - Equip Furn Machinery	
Total Line 164	242,313.29
165 Leasehold Improvements	
Total Line 165	0.00
166 Accumulated Depreciation	
Total Line 166	-12,895,647.72
167 Construction in Progress	
Total Line 167	0.00
168 Infrastructure	
Total Line 168	0.00
160 TOTAL CAPITAL ASSETS NET ACCUM DEPR	<u><u>3,059,446.40</u></u>
OTHER NON-CURRENT ASSETS	
171 Notes Loans Mortgage Rec'v - Non-Cur	
Total Line 171	0.00
172 Past Due-Notes Loans Mortg (non-cur)	
Total Line 172	0.00
173 Grants Receivable Non-Current	
Total Line 173	0.00
174 Other Assets	
Total Line 174	0.00
176 Investment in Joint Venture	
Total Line 176	0.00
180 TOTAL NON-CURRENT ASSETS	<u><u>3,059,446.40</u></u>
190 TOTAL ASSETS	<u><u>3,478,872.37</u></u>

LIABILITIES & EQUITY

CURRENT LIABILITIES

311 Bank Overdraft	
Total Line 311	0.00
312 Accounts Payable < 90 days	
Total Line 312	7,281.44
313 Accounts Payable > 90 days	
Total Line 313	0.00
321 Accrued Wage/Payroll Taxes Payable	
Total Line 321	6,252.02
322 Accrued Compensated Absences-current	
Total Line 322	2,034.17
324 Accrued Contingency Liability	
Total Line 324	0.00
325 Accrued Interest Payable	
Total Line 325	0.00
331 Accounts Payable - HUD PHA programs	
Total Line 331	0.00
332 Accounts Payable - PHA projects	
Total Line 332	0.00
333 Accounts Payable - other government	
Total Line 333	15,090.49
341 Tenant Security Deposits	
Total Line 341	46,635.21
342 Deferred Revenue	
Total Line 342	4,807.13
343 Current Portion LT Debt-Capital Proj	
Total Line 343	0.00
344 Current Portion LT Debt-Oper Borrow	
Total Line 344	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 2, FAMILY
March, 2019

	Cumulative	
345 Other Current Liabilities		
Total Line 345	0.00	
346 Accrued Liabilities - other		
Total Line 346	3,267.21	
347 Inter-program - due to		
Total Line 347	0.00	
348 Loan Liability - Current		
Total Line 348	0.00	
310 TOTAL CURRENT LIABILITES	<u><u>85,367.67</u></u>	
NON-CURRENT LIABILITIES		
351 LT Debt-net curr cap proj/mortg bond		
Total Line 351	0.00	
352 LT Debt net curr Opeating Borrowing		
Total Line 352	0.00	
353 Non-Current Liabilities - other		
Total Line 353	0.00	
354 Accured Compensated Abs. (non-curr)		
Total Line 354	18,307.57	
356 FASB 5 Liabilities		
Total Line 356	0.00	
357 Accured Pension & OPEB Liabilities		
Total Line 357	0.00	
350 TOTAL NON-CURRENT LIABILITIES	<u><u>18,307.57</u></u>	
300 TOTAL LIABILITIES	<u><u>103,675.24</u></u>	
EQUITY		
508.1 Inv'd Cap Assts - Net related Debt		
Total Line 508.1	3,059,446.40	
508.3 Nonspendable Fund Balance		
Total Line 508.3	0.00	
509.2 Fund Balance Reserved		
Total Line 509.2	0.00	
509.3 Restricted Fund Balance		
Total Line 509.3	0.00	
510.3 Committed Fund Balance		
Total Line 510.3	0.00	
511.1 Restricted Net Assets		
Total Line 511.1	0.00	
511.2 Unreserved Designated Fund Bal.		
Total Line 511.2	0.00	
511.3 Assigned Fund Balance		
Total Line 511.3	0.00	
512.1 Unrestricted Net Assets		
Total Line 512.1	315,750.73	
512.2 Unreserved Undesignated Fund Bal		
Total Line 512.2	0.00	
512.3 Unassigned Fund Balance		
Total Line 512.3	0.00	
513 Total Equity/Net Assets	<u><u>3,375,197.13</u></u>	
600 TOTAL LIABILITIES EQUITY/NET ASSETS	<u><u>3,478,872.37</u></u>	
proof	0.00	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 2, Family
March, 2019

	Current Year
REVENUE	
70300 Net Tenant Rent Revenue	
Total Line 70300	182,230.44
70400 Tenant Revenue - Other	
Total Line 70400	46,953.06
70500 TOTAL TENANT REVENUE	229,183.50
70600 HUD PHA Operating Grants	
Total Line 70600	664,038.00
70610 Capital Grants	
Total Line 70610	0.00
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100	12,982.29
71200 Mortgage Interest Income	
Total 71200	0.00
71300 Proceeds from Disposition of Asset	
Total Line 71300	0.00
71310 Cost of Sale of Assets	
Total Line 71310	0.00
71400 Fraud Recovery	
Total Line 71400	0.00
71500 Other Revenue	
Total Line 71500	6,687.33
71600 Gain/Loss on Sale of Capital Asset	
Total Line 71600	0.00
72000 Investment Income - Restricted	
Total Line 72000	0.00
70000 TOTAL REVENUE	912,891.12
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	99,121.90
91200 Auditing Fees	
Total Line 91200	2,702.50
91300 Management Fee	
Total Line 91300	162,405.98
91310 Book-keeping Fee	
Total Line 91310	16,665.00
91400 Advertising & Marketing	
Total Line 91400	25.87
91500 Benefit Contributions - Admin	
Total Line 91500	37,522.47
91600 Office Expense	
Total Line 91600	25,437.44
91700 Legal Expense	
Total Line 91700	0.00
91800 Travel Expense	
Total Line 91800	2,531.57
91900 Other Expense	
Total Line 91900	-1,284.28
91000 TOTAL OPERATING EXPENSE - Admin	345,128.45
92000 ASSET MANAGEMENT FEE	
Total Line 92000	22,800.00
TENANT SERVICES	
92100 Tenant Services - Salaries	
Total Line 92100	6,705.76

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 2, Family
March, 2019

Current Year

92200 Relocation Costs	
Total Line 92200	0.00
92300 Benefit Contribution - T.S.	
Total Line 92300	920.25
92400 Tenant Services - Other	
Total Line 92400	4,065.96
92500 TOTAL TENANT SERVICES EXPENSE	11,691.97
UTILITIES	
93100 Water	
Total Line 93100	2,136.23
93200 Electricity	
Total Line 93200	15,065.55
93300 Gas	
Total Line 93300	12,881.37
93400 Fuel	
Total Line 93400	0.00
93500 Labor	
Total Line 93500	0.00
93600 Sewer	
Total Line 93600	315.97
93700 Benefit Contributions - Utilities	
Total Line 93700	0.00
93800 Other Utilities Expense	
Total Line 93800	0.00
93000 TOTAL UTILITIES EXPENSES	30,399.12
MAINTENANCE & OPERATIONS EXPENSE	
94100 Maintenance - Labor	
Total Line 94100	285,517.21
94200 Maintenance - Materials/Supplies	
Total Line 94200	55,589.62
94300 Maintenance - Contracts	
10-1-000-002-4330.010 Refuse	926.37
10-1-000-002-4430.010 Garbage&Trash Cont	1,678.19
10-1-000-002-4430.020 Heating&Cooling Cont	2,289.82
10-1-000-002-4430.030 Snow Removal Contracts	0.00
10-1-000-002-4430.050 Landscape & Grds Cont	1,670.83
10-1-000-002-4430.060 Unit Turnaround Cont	0.00
10-1-000-002-4430.070 Electrical Contracts	544.73
10-1-000-002-4430.080 Plumbing Contracts	7,519.39
10-1-000-002-4430.090 Extermination Contracts	10,611.62
10-1-000-002-4430.100 Reg Contracts	60.80
10-1-000-002-4430.110 Routine Maint Contr	2,967.24
10-1-000-002-4430.120 Other Misc Cont Cost	-7,171.00
10-1-000-002-4430.126 Vehicle Maint Cont	3,004.08
10-1-000-002-4431.000 Trash Removal	0.00
Total Line 94300 - (sub accts)	24,102.07
94500 Maintenance - Ordinary/Benefits	
Total Line 94500	106,105.34
94000 TOTAL MAINTENANCE EXPENSES	471,314.24
TOTAL PROTECTIVE SERVICES EXPENSE	
95100 Protective Services - Labor	
Total Line 95100	0.00
95200 Protective Services - Contract	
Total Line 95200	7,935.60
95300 Protective Services - Other	
Total Line 95300	0.00
95500 Protective Services - Benefit Cont	
Total Line 95500	0.00
95000 TOTAL PROTECTIVE SERVICES EXPENSE	7,935.60

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 2, Family
March, 2019

Current Year

INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	26,371.24
96120 Liability Insurance	
Total Line 96120	5,450.65
96130 Workmen's Compensation	
Total Line 96130	17,286.75
96140 All Other Insurance	
Total Line 96140	9,924.92
96100 TOTAL INSURANCE PREMIUMS EXPENSE	59,033.56
GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	0.00
96210 Compensated Absences	
Total Line 96210	4,357.25
96300 Payment In Lieu Of Taxes - PILOT	
Total Line 96300	15,090.49
96400 Bad Debt - Tenant Rents	
Total Line 96400	27,639.99
96500 Bad Debt - Mortgages	
Total Line 96500	0.00
96600 Bad Debt - Other	
Total Line 96600	0.00
96800 Severance Expense	
Total Line 96800	0.00
96000 TOTAL OTHER GENERAL EXPENSES	47,087.73
INTEREST EXPENSE & AMORTIZATION COST	
96710 Interest of Mortgage/Bond Payable	
Total Line 96710	0.00
96720 Interest on Notes Payable	
Total Line 96720	0.00
96730 Amortization of Bond Issue Costs	
Total Line 96730	0.00
96700 Total Interests Exp & Amortization	0.00
96900 TOTAL OPERATING EXPENSE	995,390.67
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-82,499.55
MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300	0.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	
Total Line 97400	416,118.75
97500 Fraud Losses	
Total Line 97500	0.00
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00
90000 TOTAL EXPENSES	1,411,509.42
OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 2, Family
March, 2019

	Current Year
Total Line 10010	0.00
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfer-In between Program & Projects	
Total Line 10093	0.00
10094 Xfer-Out between Program & Project	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-498,618.30

MEMO ACCOUNT INFORMATION

*11020 Req'd Annual Debt Principal Pmts	0.00
*11030 Beginning Equity (pre-populated)	0.00
11040 Prior Period Adj. Equity Xfers	0.00
11190 Unit Months Available	0.00
11210 Number of Unit Months Leased	0.00
*11610 Land Purchases	0.00
*11620 Building Purchases	0.00
*11630 Furn & Equip - Dwelling Purchases	0.00
*11640 Furn & Equip - Admin Purchases	0.00
*11650 Leasehold Improvement Purchases	0.00
*11660 Infrastructure Purchases	0.00
*13510 CFFP Debt Service Payments	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 3, BLUEBELL
 March, 2019

	Cumulative
ASSETS	
CASH	
111 Cash - unrestricted	
Total Line 111	-2,914.22
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	0.00
114 Cash - tenant sec. dep.	
Total Line 114	11,232.00
115 Cash - rest'd for pmt current liab.	
Total Line 115	258.51
100 - TOTAL CASH	<u>8,576.29</u>
ACCOUNTS & NOTES RECEIVABLE	
121 A/R - PHA projects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122.020	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	129.46
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	0.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	0.00
127 Notes Loans Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	0.00
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	0.00
129 Accrued Interest Receivable	
Total Line 129	0.00
120 - TOTAL A/R & NOTES RECEIVABLE	<u>129.46</u>
CURRENT INVESTMENTS	
131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	14,278.34
143 Inventories	
Total Line 143	8,747.41
143.1 Allow for Obsolete Inventories	
Total Line 143.1	-874.74
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00
150 TOTAL CURRENT ASSETS	<u>30,856.76</u>
CAPITAL ASSETS	
161 Land	
Total Line 161	361,921.34
162 Buildings	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 3, BLUEBELL
March, 2019

	Cumulative	
Total Line 162	3,602,443.37	
163 Dwelling - Equip Furn Machinery		
Total Line 163	49,994.03	
164 Admin. - Equip Furn Machinery		
Total Line 164	62,707.93	
165 Leasehold Improvements		
Total Line 165	311,448.51	
166 Accumulated Depreciation		
Total Line 166	-3,396,668.39	
167 Construction in Progress		
Total Line 167	0.00	
168 Infrastructure		
Total Line 168	0.00	
160 TOTAL CAPITAL ASSETS NET ACCUM DEPR	991,846.79	
OTHER NON-CURRENT ASSETS		
171 Notes Loans Mortgage Rec'v - Non-Cur		
Total Line 171	0.00	
172 Past Due-Notes Loans Mortg (non-cur)		
Total Line 172	0.00	
173 Grants Receivable Non-Current		
Total Line 173	0.00	
174 Other Assets		
Total Line 174	0.00	
176 Investment in Joint Venture		
Total Line 176	0.00	
180 TOTAL NON-CURRENT ASSETS	991,846.79	
190 TOTAL ASSETS	1,022,703.55	

LIABILITIES & EQUITY

CURRENT LIABILITIES

311 Bank Overdraft		
Total Line 311	0.00	
312 Accounts Payable < 90 days		
Total Line 312	408.05	
313 Accounts Payable > 90 days		
Total Line 313	0.00	
321 Accrued Wage/Payroll Taxes Payable		
Total Line 321	1,214.11	
322 Accrued Compensated Absences-current		
Total Line 322	401.50	
324 Accrued Contingency Liability		
Total Line 324	0.00	
325 Accrued Interest Payable		
Total Line 325	0.00	
331 Accounts Payable - HUD PHA programs		
Total Line 331	0.00	
332 Accounts Payable - PHA projects		
Total Line 332	0.00	
333 Accounts Payable - other government		
Total Line 333	14,103.47	
341 Tenant Security Deposits		
Total Line 341	11,232.00	
342 Deferred Revenue		
Total Line 342.030	258.51	
343 Current Portion LT Debt-Capital Proj		
Total Line 343	0.00	
344 Current Portion LT Debt-Oper Borrow		
Total Line 344	0.00	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AMP 3, BLUEBELL
March, 2019

	Cumulative	
345 Other Current Liabilities		
Total Line 345	0.00	
346 Accrued Liabilities - other		
Total Line 346	1,289.12	
347 Inter-program - due to		
Total Line 347	0.00	
348 Loan Liability - Current		
Total Line 348	0.00	
310 TOTAL CURRENT LIABILITES	28,906.76	
NON-CURRENT LIABILITIES		
351 LT Debt-net curr cap proj/mortg bond		
Total Line 351	0.00	
352 LT Debt net curr Opeating Borrowing		
Total Line 352	0.00	
353 Non-Current Liabilities - other		
Total Line 353	0.00	
354 Accured Compensated Abs. (non-curr)		
Total Line 354	3,613.47	
356 FASB 5 Liabilities		
Total Line 356	0.00	
357 Accured Pension & OPEB Liabilities		
Total Line 357	0.00	
350 TOTAL NON-CURRENT LIABILITIES	3,613.47	
300 TOTAL LIABILITIES	32,520.23	
EQUITY		
508.1 Inv'd Cap Assts - Net related Debt		
Total Line 508.1	991,846.79	
508.3 Nonspendable Fund Balance		
Total Line 508.3	0.00	
509.2 Fund Balance Reserved		
Total Line 509.2	0.00	
509.3 Restricted Fund Balance		
Total Line 509.3	0.00	
510.3 Committed Fund Balance		
Total Line 510.3	0.00	
511.1 Restricted Net Assets		
Total Line 511.1	0.00	
511.2 Unreserved Designated Fund Bal.		
Total Line 511.2	0.00	
511.3 Assigned Fund Balance		
Total Line 511.3	0.00	
512.1 Unrestricted Net Assets		
Total Line 512.1	-1,663.47	
512.2 Unreserved Undesignated Fund Bal		
Total Line 512.2	0.00	
512.3 Unassigned Fund Balance		
Total Line 512.3	0.00	
513 Total Equity/Net Assets	990,183.32	
600 TOTAL LIABILITIES EQUITY/NET ASSETS	1,022,703.55	
proof	0.00	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 3, BB
March, 2019

	Current Year
REVENUE	
70300 Net Tenant Rent Revenue	
Total Line 70300	169,730.00
70400 Tenant Revenue - Other	
Total Line 70400	6,252.38
70500 TOTAL TENANT REVENUE	175,982.38
70600 HUD PHA Operating Grants	
Total Line 70600	56,296.00
70610 Capital Grants	
Total Line 70610	0.00
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100	2,205.17
71200 Mortgage Interest Income	
Total 71200	0.00
71300 Proceeds from Disposition of Asset	
Total Line 71300	0.00
71310 Cost of Sale of Assets	
Total Line 71310	0.00
71400 Fraud Recovery	
Total Line 71400	0.00
71500 Other Revenue	
Total Line 71500	12,593.36
71600 Gain/Loss on Sale of Capital Asset	
Total Line 71600	0.00
72000 Investment Income - Restricted	
Total Line 72000	0.00
70000 TOTAL REVENUE	247,076.91
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	44,253.19
91200 Auditing Fees	
Total Line 91200	705.00
91300 Management Fee	
Total Line 91300	44,073.27
91310 Book-keeping Fee	
Total Line 91310	4,522.50
91400 Advertising & Marketing	
Total Line 91400	0.00
91500 Benefit Contributions - Admin	
Total Line 91500	15,176.25
91600 Office Expense	
Total Line 91600	10,758.57
91700 Legal Expense	
Total Line 91700	0.00
91800 Travel Expense	
Total Line 91800	87.71
91900 Other Expense	
Total Line 91900	410.35
91000 TOTAL OPERATING EXPENSE - Admin	119,986.84
92000 ASSET MANAGEMENT FEE	
Total Line 92000	6,120.00
TENANT SERVICES	
92100 Tenant Services - Salaries	
Total Line 92100	0.00

KNOX COUNTY HOUSING AUTHORITY**FDS Condensed I.S. - AMP 3, BB***March, 2019***Current Year**

92200 Relocation Costs	
Total Line 92200	0.00
92300 Benefit Contribution - T.S.	
Total Line 92300	0.00
92400 Tenant Services - Other	
Total Line 92400	195.29
92500 TOTAL TENANT SERVICES EXPENSE	195.29
UTILITIES	
93100 Water	
Total Line 93100	4,012.81
93200 Electricity	
Total Line 93200	12,812.15
93300 Gas	
Total Line 93300	8,866.80
93400 Fuel	
Total Line 93400	0.00
93500 Labor	
Total Line 93500	0.00
93600 Sewer	
Total Line 93600	3,003.50
93700 Benefit Contributions - Utilities	
Total Line 93700	0.00
93800 Other Utilities Expense	
Total Line 93800	0.00
93000 TOTAL UTILITIES EXPENSES	28,695.26
MAINTENANCE & OPERATIONS EXPENSE	
94100 Maintenance - Labor	
Total Line 94100	41,501.75
94200 Maintenance - Materials/Supplies	
Total Line 94200	11,913.74
94300 Maintenance - Contracts	
10-1-000-006-4430.010 Garbage & Trash Cont	2,408.40
10-1-000-006-4430.020 Heating & Cooling Cont	2,793.26
10-1-000-006-4430.030 Snow Removal Contract	415.00
10-1-000-006-4430.040 Elevator Maint Cont	4,206.16
10-1-000-006-4430.050 Landscape & Grds Cont	380.00
10-1-000-006-4430.070 Electrical Contracts	1,540.91
10-1-000-006-4430.080 Plumbing Contracts	11,919.32
10-1-000-006-4430.090 Extermination Contracts	1,004.84
10-1-000-006-4430.100 Janitorial Contracts	0.00
10-1-000-006-4430.110 Routing Maint Cont	3,985.67
10-1-000-006-4430.120 Other Misc. Cont Cost	1,892.90
10-1-000-006-4430.121 Laundry Equip Contract	0.00
10-1-000-006-4431.000 Trash Removal	0.00
Total Line 94300 - (sub accts)	30,546.46
94500 Maintenance - Ordinary/Benefits	
Total Line 94500	8,520.22
94000 TOTAL MAINTENANCE EXPENSES	92,482.17
TOTAL PROTECTIVE SERVICES EXPENSE	
95100 Protective Services - Labor	
Total Line 95100	0.00
95200 Protective Services - Contract	
Total Line 95200	7,159.00
95300 Protective Services - Other	
Total Line 95300	0.00
95500 Protective Services - Benefit Cont	
Total Line 95500	0.00
95000 TOTAL PROTECTIVE SERVICES EXPENSE	7,159.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 3, BB
March, 2019

	Current Year
INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	10,157.78
96120 Liability Insurance	
Total Line 96120	1,464.98
96130 Workmen's Compensation	
Total Line 96130	2,781.88
96140 All Other Insurance	
Total Line 96140	1,322.59
96100 TOTAL INSURANCE PREMIUMS EXPENSE	15,727.23
GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	0.00
96210 Compensated Absences	
Total Line 96210	1,400.48
96300 Payment In Lieu Of Taxes - PILOT	
Total Line 96300	14,103.47
96400 Bad Debt - Tenant Rents	
Total Line 96400	357.00
96500 Bad Debt - Mortgages	
Total Line 96500	0.00
96600 Bad Debt - Other	
Total Line 96600	0.00
96800 Severance Expense	
Total Line 96800	0.00
96000 TOTAL OTHER GENERAL EXPENSES	15,860.95
INTEREST EXPENSE & AMORTIZATION COST	
96710 Interest of Mortgage/Bond Payable	
Total Line 96710	0.00
96720 Interest on Notes Payable	
Total Line 96720	0.00
96730 Amortization of Bond Issue Costs	
Total Line 96730	0.00
96700 Total Interests Exp & Amortization	0.00
96900 TOTAL OPERATING EXPENSE	286,226.74
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	-39,149.83
MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300	0.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	
Total Line 97400	164,779.08
97500 Fraud Losses	
Total Line 97500	0.00
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00
90000 TOTAL EXPENSES	451,005.82
OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	
Total Line 10010	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AMP 3, BB
March, 2019

	Current Year
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfer-In between Program & Projects	
Total Line 10093	0.00
10094 Xfer-Out between Program & Project	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-203,928.91

MEMO ACCOUNT INFORMATION

*11020 Req'd Annual Debt Principal Pmts	0.00
*11030 Beginning Equity (pre-populated)	0.00
11040 Prior Period Adj. Equity Xfers	0.00
11190 Unit Months Available	0.00
11210 Number of Unit Months Leased	0.00
*11610 Land Purchases	0.00
*11620 Building Purchases	0.00
*11630 Furn & Equip - Dwelling Purchases	0.00
*11640 Furn & Equip - Admin Purchases	0.00
*11650 Leasehold Improvement Purchases	0.00
*11660 Infrastructure Purchases	0.00
*13510 CFFP Debt Service Payments	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - HCV
March, 2019

	Cumulative
ASSETS	
CASH	
111 Cash - unrestricted	
Total Line 111	104,086.61
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	5,281.18
114 Cash - tenant sec. dep.	
Total Line 114	0.00
115 Cash - rest'd for pmt current liab.	
Total Line 115	6.29
100 - TOTAL CASH	109,374.08
ACCOUNTS & NOTES RECEIVABLE	
121 A/R - PHA projects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	0.00
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	0.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	0.00
127 Notes Loans Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	3,094.82
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	2,983.00
129 Accrued Interest Receivable	
Total Line 129	0.00
120 - TOTAL A/R & NOTES RECEIVABLE	6,077.82
CURRENT INVESTMENTS	
131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	3,746.86
143 Inventories	
Total Line 143	0.00
143.1 Allow for Obsolete Inventories	
Total Line 143.1	0.00
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00
150 TOTAL CURRENT ASSETS	119,198.76

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - HCV
March, 2019

		Cumulative
CAPITAL ASSETS		
161 Land		
Total Line 161		0.00
162 Buildings		
Total Line 162		0.00
163 Dwelling - Equip Furn Machinery		
Total Line 163		0.00
164 Admin. - Equip Furn Machinery		
Total Line 164		14,990.72
165 Leasehold Improvements		
Total Line 165		0.00
166 Accumulated Depreciation		
Total Line 166		-14,990.72
167 Construction in Progress		
Total Line 167		0.00
168 Infrastructure		
Total Line 168		0.00
160 TOTAL CAPITAL ASSETS NET ACCUM DEPR		0.00
OTHER NON-CURRENT ASSETS		
171 Notes Loans Mortgage Rec'v - Non-Cur		
Total Line 171		0.00
172 Past Due-Notes Loans Mortg (non-cur)		
Total Line 172		0.00
173 Grants Receivable Non-Current		
Total Line 173		0.00
174 Other Assets		
Total Line 174		0.00
176 Investment in Joint Venture		
Total Line 176		0.00
180 TOTAL NON-CURRENT ASSETS		0.00
190 TOTAL ASSETS		119,198.76

LIABILITIES & EQUITY

CURRENT LIABILITIES

311 Bank Overdraft		
Total Line 311		0.00
312 Accounts Payable < 90 days		
Total Line 312		476.75
313 Accounts Payable > 90 days		
Total Line 313		0.00
321 Accrued Wage/Payroll Taxes Payable		
Total Line 321		996.75
322 Accrued Compensated Absences-current		
Total Line 322		55.23
324 Accrued Contingency Liability		
Total Line 324		0.00
325 Accrued Interest Payable		
Total Line 325		0.00
331 Accounts Payable - HUD PHA programs		
Total Line 331		0.00
332 Accounts Payable - PHA projects		
Total Line 332		0.00
333 Accounts Payable - other government		
Total Line 333		0.00
341 Tenant Security Deposits		
Total Line 341		0.00
342 Deferred Revenue		
Total Line 342		6.29

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - HCV
March, 2019

	Cumulative
343 Current Portion LT Debt-Capital Proj	
Total Line 343	0.00
344 Current Portion LT Debt-Oper Borrow	
Total Line 344	0.00
345 Other Current Liabilities	
Total Line 345	0.00
346 Accrued Liabilities - other	
Total Line 346	0.00
347 Inter-program - due to	
Total Line 347	0.00
348 Loan Liability - Current	
Total Line 348	0.00
310 TOTAL CURRENT LIABILITES	<u><u>1,535.02</u></u>
NON-CURRENT LIABILITIES	
351 LT Debt-net curr cap proj/mortg bond	
Total Line 351	0.00
352 LT Debt net curr Opeating Borrowing	
Total Line 352	0.00
353 Non-Current Liabilities - other	
Total Line 353	0.00
354 Accured Compensated Abs. (non-curr)	
Total Line 354	205.86
355 Loan Liability - non current	
Total Line 355	0.00
356 FASB 5 Liabilities	
Total Line 356	0.00
357 Accured Pension & OPEB Liabilities	
Total Line 357	0.00
350 TOTAL NON-CURRENT LIABILITIES	<u><u>205.86</u></u>
300 TOTAL LIABILITIES	<u><u>1,740.88</u></u>
EQUITY	
508.1 Inv'd Cap Assts - Net related Debt	
Total Line 508.1	0.00
511.1 Restricted Net Assets (NRA)	
Total Line 511.1	5,281.18
512.1 Unrestricted Net Assets (UNA)	
Total Line 512.1	112,176.70
513 Total Equity/Net Assets	<u><u>117,457.88</u></u>
600 TOTAL LIABILITIES EQUITY/NET ASSETS	<u><u>-119,198.76</u></u>
proof	0.00

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - HCV
March, 2019

	Current Year
REVENUE	
70600 HUD PHA Operating Grants	
Total Line 70600.010	885,003.00
Total Line 70600.020	109,864.00
70740 Front Line Service Fees	
Total Line 70740	0.00
70750 Other Fees	
Total Line 70750.020	0.00
70700 TOTAL FEE REVENUE	994,867.00
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100.010	1,717.67
71400 Fraud Recovery	
Total Line 71400.010	5,507.00
Total Line 71400.020	5,507.00
71500 Other Revenue	
Total Line 71500.020	0.00
72000 Investment Income - Restricted	
Total Line 72000.010	0.00
70000 TOTAL REVENUE	1,007,598.67
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	60,804.29
91200 Auditing Fees	
Total Line 91200	1,762.50
91300 Management Fee Exp	
Total Line 91300	27,120.00
91310 Bookkeeping Fee Exp	
Total Line 91310	16,950.00
91400 Advertising & Marketing	
Total Line 91400	0.00
91500 Benefit Contributions - Admin	
Total Line 91500	22,797.47
91600 Office Expense	
Total Line 91600	7,959.55
91700 Legal Expense	
Total Line 91700	0.00
91800 Travel Expense	
Total Line 91800	532.29
91900 Other Expense	
Total Line 91900	2,329.52
91000 TOTAL OPERATING EXPENSE - Admin	140,255.62
INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	0.00
96120 Liability Insurance	
Total Line 96120	0.00
96130 Workmen's Compensation	
Total Line 96130	2,557.23
96140 All Other Insurance	
Total Line 96140	1,715.39
96100 TOTAL INSURANCE PREMIUMS EXPENSE	4,272.62
GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	4,734.65
96210 Compensated Absences	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - HCV
March, 2019

	Current Year
Total Line 96210	-1,868.29
96600 Bad Debt - Other	
Total Line 96600	121.90
96000 TOTAL OTHER GENERAL EXPENSES	2,988.26
96900 TOTAL OPERATING EXPENSE	147,516.50
97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	860,082.17
MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300.010	900,201.00
Total Line 97300.020	831.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	
Total Line 97400	0.00
97500 Fraud Losses	
Total Line 97500	121.90
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00
TOTAL MISCELLANEOUS EXPENSES	901,153.90
90000 TOTAL EXPENSES	515,064.88
OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	
Total Line 10010	0.00
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items, Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfer-In between Program & Project	
Total Line 10093	0.00
10094 Xfer-Out between Program & Project	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	-110,923.86

MEMO ACCOUNT INFORMATION

*11020 Req'd Annual Debt Principal Pmts

*11030 Beginning Equity (pre-populated)

11040 Prior Period Adj, Equity Xfers, 0.00

11190 Unit Months Available

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - HCV
March, 2019

Current Year

11210 Number of Unit Months Leased

*11610 Land Purchases

*11620 Building Purchases

*11630 Furn & Equip - Dwelling Purchases

*11640 Furn & Equip - Admin Purchases

*11650 Leasehold Improvement Purchases

*11660 Infrastructure Purchases

*13510 CFFP Debt Service Payments

KNOX COUNTY HOUSING AUTHORITY

FDS Condensed B.S. - AHP (BW & PL)

March, 2019

	Cumulative
ASSETS	
CASH	
111 Cash - unrestricted	
Total Line 111	49,239.93
112 Cash - resticted	
Total Line 112	0.00
113 Cash - other restricted	
Total Line 113	180,455.93
114 Cash - tenant sec. dep.	
Total Line 114	54,757.00
115 Cash - rest'd for pmt current liab.	
Total Line 115	36,565.62
100 - TOTAL CASH	321,018.48
ACCOUNTS & NOTES RECEIVABLE	
121 A/R - PHA pojects	
Total Line 121	0.00
122 A/R HUD other projects	
Total Line 122	0.00
124 A/R - other government	
Total Line 124	0.00
125 A/R miscellaneous	
Total Line 125	0.00
126 A/R - tenants	
Total Line 126	21,202.00
126.1 Allow for Doubt Accts - tenants	
Total Line 126.1	-6,336.00
126.2 Allow for Doubt Accts - other	
Total Line 126.2	0.00
127 Notes Loans Mortgages Receivable	
Total 127	0.00
128 Fraud Recovery	
Total Line 128	0.00
128.1 Allow for Doubt Accts - fraud	
Total Line 128.1	0.00
129 Accrued Interest Receivable	
Total Line 129	0.00
120 - TOTAL A/R & NOTES RECEIVABLE	14,866.00
CURRENT INVESTMENTS	
131 Investments - unrestricted	
Total Line 131	0.00
132 Inestments - restricted	
Total Line 132	0.00
135 Investments - rest'd for pmt of liab	
Total Line 135	0.00
142 Prepaid Expenses and othe Assets	
Total Line 142	26,890.77
143 Inventories	
Total Line 143	9,078.33
143.1 Allow for Obsolete Inventories	
Total Line 143.1	-907.83
144 Inter-program - due from	
Total Line 144	0.00
145 Assets held for Sale	
Total Line 145	0.00
150 TOTAL CURRENT ASSETS	370,945.75
CAPITAL ASSETS	
161 Land	
Total Line 161	393,418.12
162 Buildings	

KNOX COUNTY HOUSING AUTHORITY

FDS Condensed B.S. - AHP (BW & PL)

March, 2019

	Cumulative
Total Line 162	3,772,197.23
163 Dwelling - Equip Furn Machinery	
Total Line 163	0.00
164 Admin. - Equip Furn Machinery	
Total Line 164	38,637.57
165 Leasehold Improvements	
Total Line 165	0.00
166 Accumulated Depreciation	
Total Line 166	-1,628,397.99
167 Construction in Progress	
Total Line 167	0.00
168 Infrastructure	
Total Line 168	0.00
160 TOTAL CAPITAL ASSETS NET ACCUM DEPR	<u><u>2,575,854.93</u></u>
OTHER NON-CURRENT ASSETS	
171 Notes Loans Mortgage Rec'v - Non-Cur	
Total Line 171	0.00
172 Past Due-Notes Loans Mortg (non-cur)	
Total Line 172	0.00
173 Grants Receivable Non-Current	
Total Line 173	0.00
174 Other Assets	
Total Line 174	0.00
176 Investment in Joint Venture	
Total Line 176	0.00
180 TOTAL NON-CURRENT ASSETS	<u><u>2,575,854.93</u></u>
190 TOTAL ASSETS	<u><u>2,946,800.68</u></u>
LIABILITIES & EQUITY	
CURRENT LIABILITIES	
311 Bank Overdraft	
Total Line 311	0.00
312 Accounts Payable < 90 days	
Total Line 312	8,693.78
313 Accounts Payable > 90 days	
Total Line 313	0.00
321 Accrued Wage/Payroll Taxes Payable	
Total Line 321	2,533.97
322 Accrued Compensated Absences-current	
Total Line 322	872.24
324 Accrued Contingency Liability	
Total Line 324	0.00
325 Accrued Interest Payable	
Total Line 325	0.00
331 Accounts Payable - HUD PHA programs	
Total Line 331	0.00
332 Accounts Payable - PHA projects	
Total Line 332	0.00
333 Accounts Payable - other government	
Total Line 333	31,386.06
341 Tenant Security Deposits	
Total Line 341	54,757.00
342 Deferred Revenue	
Total Line 342	6,433.00
343 Current Portion LT Debt-Capital Proj	
Total Line 343	30,132.62
344 Current Portion LT Debt-Oper Borrow	
Total Line 344	0.00
345 Other Current Liabilities	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed B.S. - AHP (BW & PL)
March, 2019

	Cumulative	
Total Line 345	0.00	
346 Accrued Liabilities - other		
Total Line 346	3,472.18	
347 Inter-program - due to		
Total Line 347	35,466.85	
348 Loan Liability - Current		
Total Line 348	0.00	
310 TOTAL CURRENT LIABILITES	<u><u>173,747.70</u></u>	
NON-CURRENT LIABILITIES		
351 LT Debt-net curr cap proj/mortg bond		
Total Line 351	705,982.67	
352 LT Debt net curr Opeating Borrowing		
Total Line 352	0.00	
353 Non-Current Liabilities - other		
Total Line 353	0.00	
354 Accured Compensated Abs. (non-curr)		
Total Line 354	7,850.20	
356 FASB 5 Liabilities		
Total Line 356	0.00	
357 Accured Pension & OPEB Liabilities		
Total Line 357	0.00	
350 TOTAL NON-CURRENT LIABILITIES	<u><u>713,832.87</u></u>	
300 TOTAL LIABILITIES	<u><u>887,580.57</u></u>	
EQUITY		
508.1 Inv'd Cap Assts - Net related Debt		
Total Line 508.4	1,839,739.64	
511.1 Restricted Net Assets		
Total Line 511.4	180,455.93	
512.1 Unrestricted Net Assets		
Total Line 512.4	39,024.54	
513 Total Equity/Net Assets	<u><u>2,059,220.11</u></u>	
600 TOTAL LIABILITIES EQUITY/NET ASSETS	<u><u>2,946,800.68</u></u>	
proof	0.00	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AHP (BW & PL)
March, 2019

	Current Year
REVENUE	
70300 Net Tenant Rent Revenue	
Total Line 70300	649,786.00
70400 Tenant Revenue - Other	
Total Line 70400	17,700.21
70500 TOTAL TENANT REVENUE	667,486.21
70600 HUD PHA Operating Grants	
Total Line 70600	37,245.00
70610 Capital Grants	
Total Line 70610	0.00
70800 Other Government Grants	
Total Line 70800	0.00
71100 Investment Income - Unrestricted	
Total Line 71100	5,362.18
71200 Mortgage Interest Income	
Total 71200	0.00
71300 Proceeds from Disposition of Asset	
Total Line 71300	0.00
71310 Cost of Sale of Assets	
Total Line 71310	0.00
71400 Fraud Recovery	
Total Line 71400	0.00
71500 Other Revenue	
Total Line 71500	2,756.96
71600 Gain/Loss on Sale of Capital Asset	
Total Line 71600	0.00
72000 Investment Income - Restricted	
Total Line 72000	0.00
70000 TOTAL REVENUE	712,850.35
EXPENSES	
ADMINISTRATIVE	
91100 Administrative Salaries	
Total Line 91100	59,800.75
91200 Auditing Fees	
Total Line 91200	1,762.50
91300 Management Fee	
Total Line 91300	118,478.89
91310 Book-keeping Fee	
Total Line 91310	14,589.00
91400 Advertising & Marketing	
Total Line 91400	2,484.63
91500 Benefit Contributions - Admin	
Total Line 91500	18,582.28
91600 Office Expense	
Total Line 91600	-50,586.53
91700 Legal Expense	
Total Line 91700	0.00
91800 Travel Expense	
Total Line 91800	2,144.39
91900 Other Expense	
Total Line 91900	55.41
91000 TOTAL OPERATING EXPENSE - Admin	167,311.32
92000 ASSET MANAGEMENT FEE	
Total Line 92000	0.00
TENANT SERVICES	
92100 Tenant Services - Salaries	
Total Line 92100	0.00

KNOX COUNTY HOUSING AUTHORITY**FDS Condensed I.S. - AHP (BW & PL)***March, 2019***Current Year**

92200 Relocation Costs	
Total Line 92200	0.00
92300 Benefit Contribution - T.S.	
Total Line 92300	0.00
92400 Tenant Services - Other	
Total Line 92400	0.00
92500 TOTAL TENANT SERVICES EXPENSE	0.00

UTILITIES

93100 Water	
Total Line 93100	21,259.52
93200 Electricity	
Total Line 93200	10,332.93
93300 Gas	
Total Line 93300	3,905.78
93400 Fuel	
Total Line 93400	0.00
93500 Labor	
Total Line 93500	0.00
93600 Sewer	
Total Line 93600	19,750.51
93700 Benefit Contributions - Utilities	
Total Line 93700	0.00
93800 Other Utilities Expense	
Total Line 93800	0.00
93000 TOTAL UTILITIES EXPENSES	55,248.74

MAINTENANCE & OPERATIONS EXPENSE

94100 Maintenance - Labor	
Total Line 94100	96,593.22
94200 Maintenance - Materials/Supplies	
Total Line 94200	45,764.47
94300 Maintenance - Contracts	
60-1-000-000-6520.010 Garbage/Trash Contract	10,950.48
60-1-000-000-6520.020 Heat/Cool Contract	0.00
60-1-000-000-6520.030 Snow Removal Contract	1,575.00
60-1-000-000-6520.050 Landscape&Grds Cont	664.00
60-1-000-000-6520.070 Electrical Contract	0.00
60-1-000-000-6520.080 Plumbing Contract	821.95
60-1-000-000-6520.090 Extermination Contract	3,788.96
60-1-000-000-6520.100 Janitorial Contract	1,054.95
60-1-000-000-6520.110 Routine Maint. Contract	530.70
60-1-000-000-6520.111 Carpet Repr/Repl Cont.	1,996.00
60-1-000-000-6520.120 Misc. Other Contracts	63,449.00
60-1-000-000-6520.121 Cpt Repl/Repr-Dont Use	0.00
60-1-000-001-6520.010 Garbage/Trash Contract	9,530.24
60-1-000-001-6520.020 Heat/Cool Contract	105.00
60-1-000-001-6520.030 Snow Removal Contract	1,717.00
60-1-000-001-6520.050 Landscape&Grds Cont	207.00
60-1-000-001-6520.070 Electrical Contract	0.00
60-1-000-001-6520.080 Plumbing Contract	262.65
60-1-000-001-6520.090 Extermin Contract	1,694.88
60-1-000-001-6520.100 Janitorial	219.94
60-1-000-001-6520.110 Routine Main. Contract	120.40
60-1-000-001-6520.111 Carpet Repr/Repl Cont.	0.00
60-1-000-001-6520.120 Other Misc. Contracts	-15,043.00
60-1-000-001-6520.121 Carpet Repr/Repl	0.00
Total Line 94300 - (sub accts)	83,645.15
94500 Maintenance - Ordinary/Benefits	
Total Line 94500	38,799.17
94000 TOTAL MAINTENANCE EXPENSES	264,802.01

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AHP (BW & PL)
March, 2019

	Current Year
TOTAL PROTECTIVE SERVICES EXPENSE	
95100 Protective Services - Labor	
Total Line 95100	0.00
95200 Protective Services - Contract	
Total Line 95200	0.00
95300 Protective Services - Other	
Total Line 95300	0.00
95500 Protective Services - Benefit Cont	
Total Line 95500	0.00
95000 TOTAL PROTECTIVE SERVICES EXPENSE	0.00
 INSURANCE PREMIUMS EXPENSE	
96110 Property Insurance	
Total Line 96110	18,252.96
96120 Liability Insurance	
Total Line 96120	3,955.13
96130 Workmen's Compensation	
Total Line 96130	5,442.54
96140 All Other Insurance	
Total Line 96140	2,924.17
96100 TOTAL INSURANCE PREMIUMS EXPENSE	30,574.80
 GENERAL EXPENSES	
96200 Other General Expenses	
Total Line 96200	0.00
96210 Compensated Absenses	
Total Line 96210	-2,568.56
96300 Payment In Lieu Of Taxes - PILOT	
Total Line 96300	31,386.06
96400 Bad Debt - Tenant Rents	
Total Line 96400	6,858.35
96500 Bad Debt - Mortgages	
Total Line 96500	0.00
96600 Bad Debt - Other	
Total Line 96600	0.00
96800 Severance Expense	
Total Line 96800	0.00
96000 TOTAL OTHER GENERAL EXPENSES	35,675.85
 INTEREST EXPENSE & AMORTIZATION COST	
96710 Interest of Mortgage/Bond Payable	
Total Line 96710	49,098.26
96720 Interest on Notes Payable	
Total Line 96720	0.00
96730 Amortization of Bond Issue Costs	
Total Line 96730	0.00
96700 Total Interests Exp & Amortization	49,098.26
 96900 TOTAL OPERATING EXPENSE	602,710.98
 97000 NET REVENUE/EXPENSE (GAIN/-LOSS)	
 MISCELLANEOUS EXPENSE	
97100 Extraordinary Maintenance	
Total Line 97100	0.00
97200 Casualty Losses - Non-capitalized	
Total Line 97200	0.00
97300 HAP Payments	
Total Line 97300	0.00
97350 HAP Portability-In	
Total Line 97350	0.00
97400 Depreciation Expense	

KNOX COUNTY HOUSING AUTHORITY
FDS Condensed I.S. - AHP (BW & PL)
March, 2019

	Current Year
Total Line 97400	163,044.96
97500 Fraud Losses	
Total Line 97500	0.00
97800 Dwelling Units Rent Expense	
Total Line 97800	0.00
90000 TOTAL EXPENSES	765,962.13
 OTHER FINANCING SOURCES (USES)	
10010 Operating Transfer In	
Total Line 10010	0.00
10020 Operating Transfer Out	
Total Line 10020	0.00
10030 Operating Xfers from/to Government	
Total Line 10030	0.00
10040 Oper Xfers from/to Component Unit	
Total Line 10040	0.00
10070 Extraordinary Items Net Gain/Loss	
Total Line 10070	0.00
10080 Special Items (Net Gain/Loss)	
Total Line 10080	0.00
10093 Xfers	
Total Line 10093	0.00
10094	
Total Line 10094	0.00
10100 TOTAL OTHER FINANCING SOURCES-USES	0.00
10000 EXCESS REVENUE/EXPENSE GAIN/-LOSS	57,027.59

MEMO ACCOUNT INFORMATION

* 11020 Req'd Annual Debt Principal Pmts	
Total 2130.000 accts on BS's	0.00
* 11030 Beginning Equity (pre-populated)	
11040 Prior Period Adj. Equity Xfers	0.00
* 11190 Unit Months Available	1,644.00
11210 # of Unit Months Leased	

RESOLUTION 2019-06

05/28/2019

Board of Commissioners

Derek Antoine, Executive Director

Submission of Unaudited Financial Data Schedule for FYE 03/31/2019

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 approves the unaudited Financial Data Schedule (FDS) submission for FYE 03/31/2019.
3. The quality control methodology used in representing the agency's financial position data is compliant with requirements set forth in the Code of Federal Regulations, Generally Accepted Accounting Principles (GAAP), and HUD guidance regarding preparation and submission of such statements.
4. This Resolution shall be carried out in accordance with agency policy, procedures, and federal regulations and be effective immediately.

RESOLVED: May 28, 2019

Lomac Payton, Chairperson

Thomas Dunker, Vice-Chairperson

Paula Sanford, Resident Commissioner

Paul H. Stewart, Commissioner

Wayne Allen, Commissioner

Jared Hawkinson, Commissioner

VACANT, Commissioner

Derek Antoine, Secretary/Executive Director (Attest)

BOARD MEMO

216 W. Simmons St.
Galesburg, IL 61401

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

www.knoxcountyhousing.org

TO: Board of Commissioners
Knox County Housing Authority

DATE: 05/23/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: Application for Payment #9 – 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

Please see the attached Construction Observation Report for additional information from the 05/08/2019 progress meeting.

Alliance Architecture was on site for a progress meeting on 05/08/2019. Alliance Architecture has reviewed and signed approval for Pay Request #9.

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 #9 from Hein Construction in the amount of \$106,327.63 for the period to 04/30/2019.

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: 9
 PERIOD TO: 04/30/19

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:

- Distribution to:
- OWNER
 - ARCHITECT
 - CONTRACTOR
 -
 -

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTONS
Change Orders approved in previous months by Owner	TOTAL		
Approved this month			
Number	Date Approved		
TOTALS		0.00	0.00
Net change by Change Orders		\$0.00	

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: 4/30/19

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	145.03	✓
3. CONTRACT SUM TO DATE (Line 1±2)	2,003,145.03	✓
4. TOTAL COMPLETED & STORED TO DATE.....\$	1,600,041.89	
(Column G on G703)		
5. RETAINAGE:		
a. 10 % of Completed Work.....\$	160,004.19	✓
(Column D+E on G703)		
b. % of Stored Material		
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column 1 of G703)	160,004.19	✓
6. TOTAL EARNED LESS RETAINAGE	1,440,037.70	✓
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	1,333,710.07	✓
8. CURRENT PAYMENT DUE.....\$	106,327.63	✓
9. BALANCE TO FINISH, PLUS RETAINAGE	563,107.33	✓
(Line 3 less Line 6)		

State of: Illinois County of: Knox
 Subscribed and sworn to before me this _____ day of _____
 Notary Public:
 My Commission expires:

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.

AMOUNT CERTIFIED\$ 106,327.63
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT: [Signature] Alliance Architecture
 BY: [Signature] Date: 5/9/19
 929 Lincolnway East, Suite 200
 South Bend, Indiana, 46601
 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.

CONSTRUCTION OBSERVATION REPORT

Owner (DA,CL) x
Architect x
Contractor (DM) x



PROJECT: 504 MODIFICATIONS - PHASE 2
SCATTERED SITES
Whispering Hollow & Woodland Bend
Knox County Housing Authority
Galesburg, Illinois

REPORT NO. 9

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

Date: 5/8/19 Time: 8:30 a.m. Weather: Partly Cloudy/Windy Temp. Range: 55°

Present At Site: Carpenters, Electricians, Plumbers, Ceramic Tile Installer, Ameren Electricians.

WORK IN PROGRESS

Installation of shower valve, doors and shower tile. Review of electrical requirements at the "D" building. Energizing "B" and "C" buildings.

OBSERVATIONS

BUILDING B

Doors are installed as well as flooring and ceramic/mosaic tile. Wall framing at linen closet in bathrooms is not square, and as a result, the floor tile is skewed. See Action Requested/Items Verified.

Siding is 75% complete, and each unit was running on its own power.

BUILDING C

Doors are approximately 75% complete. Material stored on side included all shelving, bifold and pivot doors, and door hardware.

At the second floor linen closet in the bathroom, there will be a conflict between the bathroom door hinges and the pivot door, not allowing it to open fully. See Action Requested/Items Verified.

Contractor requested that the Architect prepare a final exhibit for concrete work at the main entrance to the "C" building. See Action Requested/Items Verified.

A review of the installation of the kickplates at the front door found that the kickplates will cover the embossed panel. Architect approved the installation with the caveat that the area behind the kickplate at the embossed panel will be filled with a caulk in a neat manner prior to painting.

Masonry is complete.

At the second floor bedroom, smoke detector location is in conflict with bifold doors and will need to be relocated.

BUILDING D

Demolition is 90% complete, including slab removal for underground piping. Demolition at kitchen window remains to be completed.

The Addition calls for R-49 (approximately 16") of insulation. It is not clear how this will be achieved and still have ventilation. See Action Requested/Items Verified.

OBSERVATIONS (Cont.)

A brief conference was held with the electrician. The electrical service panel at the accessible unit has a broken neutral bar and will require replacement. Additionally, smoke detectors in the non-accessible unit do not comply with current codes. These should be replaced and upgraded to hardwired, interconnected, battery backup, and carbon monoxide combination in the hallways.

In an attempt to be as efficient as possible, many existing light fixtures are scheduled to remain. Upon review of their condition, many were found to be in poor condition. See Action Requested/Items Verified.

ACTION REQUESTED/ITEMS VERIFIED

1. Contractor shall review all linen closets in bathrooms and make adjustments to framing to provide a square opening.
2. Contractor shall delete pivot door at "C" building second floor bathrooms.
3. See the attached proposed layout for the sidewalk approach to the "C" building.
4. The Owner has requested that additional trash enclosures be included in the project. See the attached exhibit.
5. The Owner requests that Contractor submit pricing to install a shower hook permanently attached to the head wall for the handheld showers at the handicapped bathrooms. Hook shall be mounted at 66" a.f.f.
6. Architect confirmed with the mechanical engineer that ERV shall be set at 100% run time at time of unit turnover (previously sent by e-mail from Mark Burrell on 11/28/18).
7. Concerning "D" building Addition attic insulation, Contractor advised that extra long baffles are called out and that insulation will be approximately 16" deep.
8. At the "D" buildings, submit pricing for:
 - a. Replacement of service panel at accessible unit.
 - b. Replacement of smoke detectors at non-accessible unit to meet current code.
 - c. Replacement of all light fixtures scheduled to remain with light fixtures from the Light Fixture Schedule. Notify Architect if it is not evident which fixture should be used for each location.
9. At "C" unit bathtub, repair shall be made and reviewed by Owner and Architect at the next site visit.

REPORTED BY:



Mark W. Leblang

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: 05/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: Hein Construction—Proposed Change Order 4

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
- Relocation and construction of basketball court
- Development/upgrade of hearing and vision impaired equipment in 4 dwelling units

To recap the previous change orders:

Change Order 1 included rerouting the existing water main to the north side of the basketball court retaining wall and relocating the sanitary line from the Whispering Hollow Community Building across the playground to the new 4-bedroom building. The total cost was \$13,469.80 and was covered by the General Requirements Allowance.

Change Order 2 included furnishing and installing shower seats at each of seven handicapped-accessible showers; furnishing and installing hand-held showers, hose and bracket at each of seven handicapped accessible showers; revising grading and routing of walks from parking lot to the 3-bedroom buildings; and furnishing, installing and staining finish oak stairs in two units in 4-bedroom building. The total cost was \$12,067.98 and was covered by the General Requirements Allowance.

Change Order 3 was recommended by Alliance Architecture and authorized by the Executive Director as it was a net contract change of \$145.03 and fell well below the authorized spending threshold. It is attached here for the Board's information.

Proposed Change Order 4 includes three items followed by additional information pertaining to each item:

1. Replace the electric service panel, replace three (3) smoke detectors and replace existing light fixtures with efficient LED fixtures;
2. Delete one concrete dumpster pad and enclosure and install three new concrete dumpster pads and enclosures and related sidewalks; and
3. Install new storm doors at the rear door of each new unit (6 total).

Item 1 from above includes three sub-items. Phase 2 includes the renovation of two existing 5-bedroom units located at 529 and 531 Iowa Court on Woodland Bend. The accessible unit will be located at 531 Iowa Court. Substantial work will be required at both units. During the demolition phase, it was found that the electric service panel in 531 Iowa Court needs to be replaced as the existing panel has a broken neutral wire and as such requires replacement. Also, the proposed change order calls for the replacement of three (3) smoke detectors in 529 Iowa Court as the existing smoke detectors do not comply with current code. The new detectors will be hardwired, interconnected with battery backup and combined with carbon monoxide detection. The last item calls for the replacement of existing incandescent light fixtures with efficient LED fixtures. Many existing light fixtures were scheduled to remain but have been found to be in poor condition, thus replacement is recommended.

The original project plans included one concrete dumpster pad and enclosure to serve the two 4-bedroom units at Whispering Hollow. However, upon further review the location was not reasonably positioned relative to the new accessible units. Additionally, concrete dumpster pads and enclosures for the four 3-bedroom units were erroneously omitted from the project plans. Thus, Item 2 from above includes the deletion of one (1) concrete dumpster pad and enclosure and the installation of three (3) new concrete dumpster pads and enclosures as well as related sidewalks to get to the dumpster pads and enclosures.

Due to accessibility requirements, the six (6) new construction units were not designed to have storm doors installed. There must be at least one accessible unit entrance; the front door entrance is the accessible entrance with sidewalk access up to the unit and is covered by a nearly 10' roof. The rear doors at each unit are not accessible and have a 5' 6" x 5' 6" concrete pad outside the door but do not have any roof cover. Item 3 from above includes the installation of six (6) new storm doors at the rear door entrance of each new unit. Residential doors open into the unit, so the absence of a storm door could contribute to future issues. The addition of the storm doors will help to prevent the intrusion of water, snow and ice into the units thereby preventing future issues with floor tiles coming up and issues related to moisture at the rear entrances. As mentioned previously the storm doors are not allowed at the accessible front door entrances, but those entrances are also protected from the elements due to

having a porch roof. Additionally, there are storm doors at all other units on site, so the installation of these doors will also be an aesthetic addition to the site.

Please see the attached proposed Change Order 4 document that includes the proposed changes and their corresponding costs which total \$25,431.93. Also included is the supplemental information provided by Hein Construction.

Alliance Architecture has reviewed the change order amounts and find them to be within an acceptable range. Thus, acceptance of the requests is recommended by Alliance Architecture. The General Requirements Allowance in the amount of \$30,000.00 has been exhausted. The total contract price will be increased by this change order. The proposed changes do not require a construction time increase.

This change order submission meets the requirements of HUD -5370 and the Procurement Handbook for Public Housing Agencies (7460.8 rev-2) in that the modification resulting in an increase to the total contract amount is required to be necessary within the general scope of work.

Pertaining to change orders, the agency makes every effort to be prudent in the expenditure of additional funds. For example, in 2013-2014, the roofs were replaced at the Family Sites. The original contract amount was \$922,674.00. One change order was considered and approved resulting in a final contract amount of \$941,728.67 which represented a 2% change. There is no industry standard for an acceptable percentage amount of change orders to the total contract amount, but the agency considers 5% - 10% relative to the size, scope, and complexity of contract as acceptable. With this current contract, 5% of the \$2,003,000.00 total would be \$100,150.00. Change Order 4 falls well below this amount and provides some flexibility should another change order be necessary relevant to the scope of work.

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. The original contract amount was \$2,003,000.00. With the inclusion of Change Order 4, the amount of the contract would be \$2,028,576.96.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposed Change Order 4 from Hein Construction in the amount of \$25,431.93.

CHANGE ORDER

Owner x
 Architect x
 Contractor x



PROJECT: 504 Modifications Phase II
 Moon Towers & Bluebell Tower
 Knox County Housing Authority
 Galesburg, Illinois

CHANGE ORDER NO. 3

DATE: March 25, 2019

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

CONTRACT FOR: Total Construction

CONTRACT DATE: 6/27/18

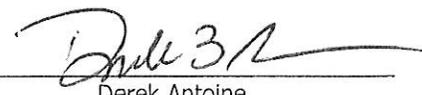
You are hereby directed to make the following changes:

- | | | | | |
|----|---|----------------|----|----------|
| 1. | Install semi-gloss paint in lieu of eggshell finish throughout all units. | ADD | \$ | 3,123.00 |
| 2. | Furnish and install extension boxes at electrical outlets in kitchen backsplash at all units. | ADD | \$ | 394.11 |
| 3. | Furnish and install metal access panel for ERV unit at all units. | ADD | \$ | 1,221.36 |
| 4. | Furnish and install new feed and conduit for existing camera, and relocate existing light pole to new pole base in new location. | ADD | \$ | 2,752.77 |
| 5. | Repair underground camera cabling. | ADD | \$ | 262.57 |
| 6. | Credit to utilize vinyl corner guard (Inpro 150 High Impact Corner Guard) in lieu of specified stainless steel corner. | DEDUCT | \$ | 1,000.00 |
| 7. | Credit for elimination of fire-rated assemblies at upper floor at Building D. | DEDUCT | \$ | 2,146.56 |
| 8. | Reduce General Requirements Allowance from \$4,462.22 to \$0.00. | DEDUCT | \$ | 4,462.22 |
| 6. | Items enumerated herein do not require a construction time increase; therefore, there is no change In Date of Substantial Completion. | NO COST CHANGE | | |

NET CHANGE ADD \$ 145.03

The original Contract Sum was	\$	2,003,000.00
Net Change by previous Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	2,003,000.00
The Contract Sum will be INCREASED by this Change Order	\$	145.03
The Contract Sum including this Change Order	\$	2,003,145.03
The Contract Time will be UNCHANGED by		
The Date of Completion as of the date of this Change Order therefore is		November 3, 2019

<u>ALLIANCE ARCHITECTURE</u> Architect 929 Lincolnway East, Suite 200 South Bend, IN 46601	<u>HEIN CONSTRUCTION CO., INC.</u> Contractor 9130 N. Industrial Road Peoria, IL 61615	<u>KNOX COUNTY HOUSING AUTHORITY</u> Owner 255 West Tompkins Street Galesburg, Illinois 61401
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By:  Mark A. Burrell	By:  David C. Marshall	By:  Derek Antoine
Date: <u>March 25, 2019</u>	Date: <u>4/1/19</u>	Date: <u>4/3/2019</u>

CHANGE ORDER

Owner x
Architect x
Contractor x



PROJECT: 504 Modifications Phase II
Moon Towers & Bluebell Tower
Knox County Housing Authority
Galesburg, Illinois

CHANGE ORDER NO. 4

DATE: May 24, 2019

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

CONTRACT FOR: Total Construction

CONTRACT DATE: 6/27/18

You are hereby directed to make the following changes:

- 1. Replace electrical panel, add three (3) more detectors, and upgrade existing incandescent fixtures to LED at Iowa Court Units 529 and 531. See attached Hein Construction Proposed Change Order No. 13 dated 5/16/19. ADD \$ 5,874.66
- 2. Delete one (1) concrete dumpster pad and enclosure, and install three (3) new concrete dumpster pads/enclosures and related sidewalks. See attached Hein Construction Proposed Change Order No. 14 dated 5/22/19. ADD \$ 15,788.61
- 3. Install new storm doors at rear door of each new unit (6 total). See attached Hein Construction Proposed Change Order No. 15 dated 5/24/19. ADD \$ 3,768.66
- 4. Items enumerated herein do not require a construction time increase; therefore, there is no change in Date of Substantial Completion. NO COST CHANGE

NET CHANGE ADD \$ 25,431.93

The original Contract Sum was \$ 2,003,000.00
 Net Change by previous Change Orders \$ 145.03
 The Contract Sum prior to this Change Order was \$ 2,003,145.03
 The Contract Sum will be **INCREASED** by this Change Order \$ 25,431.93
 The Contract Sum including this Change Order \$ 2,028,576.96
 The Contract Time will be **UNCHANGED** by
 The Date of Completion as of the date of this Change Order therefore is November 3, 2019

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

By: _____ By: _____ By: _____
 Mark A. Burrell David C. Marshall Derek Antoine

Date: May 24, 2019 Date: _____ Date: _____

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, IL 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

PROPOSED CHANGE ORDER

PROJECT: KCHA Mod Phase 2 TO: Alliance Architecture

504 Modifications

DATE: 5/16/2019 ATT: Mark Lablang

CHANGE ORDER # #13

DESCRIPTION: Replace panel in 531, add 3 smoke detectors, LED Fixture upgrade

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
Amp Electric		1		\$ 5,340.60
Hein OH&P 10%				\$ 534.06
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sub Total				\$ 5,874.66

TOTAL CHANGE ORDER REQUEST \$ 5,874.66

Respectfully Submitted



Dave Marshall VP/Project Manager



3075 Grand Ave., Galesburg, IL 61401
Phone: (309) 343-3532 Fax: (309) 343-3538

May 16, 2019

Hein Construction
Attn: Dave Marshall

Re: 529 & 531 Iowa Court

PROPOSAL

We offer our proposal to furnish the necessary labor and material to complete the items listed below.

SCOPE OF WORK

Panel

- Replace existing panel in 531 neutral bus is broken & won't accept AFCI breakers.

Labor 12 Hrs @ \$66.48 =	\$797.76
Material Cost	\$239.80
5% OH	\$51.88
10% profit	\$108.94
Total	\$1,198.38

Smoke Detectors

- Add (3) smoke detectors with new 12-3 WG Romex to tie all existing smoke detectors together.

Labor 9 Hrs @ \$66.48 =	\$598.32
Material Cost	\$94.30
5% OH	\$34.63
10% profit	\$72.73
Total	\$799.98

LED Fixture Upgrade

- Demo existing incandescent and fluorescent fixtures.
- (3) Fixture A
- (2) Fixture B
- (12) Fixture C
- (3) Fixture D
- (3) Fixture E

Labor 12.75 Hrs @ \$66.48 =	\$847.62
Material Cost	\$2,046.09
5% OH	\$144.69
10% profit	\$303.84
Total	\$3,342.24

CLARIFICATIONS

1. All work shall be done in accordance with State and Local Code requirements.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

Thank you for the opportunity to quote your project. Please call with any questions.

Sincerely,

Gavin Phillips

Project Manager/Vice President
AMP Electrical Services, Inc.

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, Il 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

PROPOSED CHANGE ORDER

PROJECT: KCHA Mod Phase 2 TO: Alliance Architecture
504 Modifications
DATE: 5/22/2019 ATT: Mark Lablang

CHANGE ORDER # #14

DESCRIPTION: Credit for pad/enclosure @ North end of parking lot and ADD for COR#9 Concrete Sidewalk and trash enclosure changes

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
Credit Pad/Enclosure		1	-3937.12	\$ (3,937.12)
Add COR #9		1	\$18,290.40	\$ 18,290.40
				\$ -
See attached Breakdown				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Hein OH&P 10%				\$ 1,435.33
Sub Total				\$ 15,788.61

TOTAL CHANGE ORDER REQUEST \$ 15,788.61

Respectfully Submitted



Dave Marshall VP/Project Manager

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, Il 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

CHANGE ORDER

CREDIT BREAKDOWN

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
4" Dumpster Pad				
Concrete	yard	2.89	105 \$	303.45
Finishers	hr	12	58.52 \$	702.24
Laborer	hr	4	60.43 \$	241.72
DEDUCT TOTAL				\$ 1,247.41
4" AGG Base				
Rock	ton	5.2	13.4 \$	69.68
Trucking	per ton	5.2	7 \$	36.40
Laborers	hr	3	60.43 \$	181.29
Mini Skidsteer	hr	1.5	25 \$	37.50
DEDUCT TOTAL				\$ 324.87
Auger 6x6 Posts (6each)				
6x6x8	ea	6	28.08 \$	168.48
2x6x8	ea	18	7.36 \$	132.48
1x6x12	ea	12	11.42 \$	137.04
L brackets	ea	12	4 \$	48.00
Screws	lot	1	12 \$	12.00
Capenters	hr	12	67.08 \$	804.96
Operator	hr	4	81.29 \$	325.16
Laborers	hr	4	60.43 \$	241.72
Mini Excavator	hr	4	45 \$	180.00
Concrete	cy	3	105 \$	315.00
DEDUCT TOTAL				\$ 2,364.84
Total Credit				\$ 3,937.12

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, Il 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

CHANGE ORDER

ADD BREAKDOWN

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
4" Base Rock (28.76 Ton)				
CA-6 Rock	Ton	28.76	13.4 \$	385.38
Trucking	ton	28.76	7 \$	201.32
Laborers	hr	12	60.43 \$	725.16
Mini Skidsteer	hr	6	25 \$	150.00

ADD Total \$ **1,461.86**

4" PVC Culvert

4"PVC	ft	14	1.25 \$	17.50
Operator	hr	0.5	81.29 \$	40.65
Mini Excavator	hr	0.5	45 \$	22.50
Laborer	hr	0.5	60.43 \$	30.22

ADD TOTAL \$ **110.86**

6X6 Dumpster Posts

6X6X8	ea	18	28.08 \$	505.44
2x6x6	ea	54	5.5 \$	297.00
1x6x12	ea	30	11.42 \$	342.60
4"x3/4 L Bracket	ea	36	6 \$	216.00
Screws	Lot	3	12 \$	36.00
Carpenter	hr	36	67.08 \$	2,414.88
Operator	hr	12	81.29 \$	975.48
Mini Excavator	hr	45	12 \$	540.00
Laborer	hr	12	60.43 \$	725.16
Carpenter	hr	12	67.08 \$	804.96
Concrete	cy	9	105 \$	945.00
Cure and seal	ea	1	270 \$	270.00
Expansion	ea	1	87 \$	87.00

ADD TOTAL \$ **8,159.52**

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, Il 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

ADD BREAKDOWN CONTINUED

CHANGE ORDER

Dumpster Pad

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
Concrete	cy	5.33	105 \$	559.65
Finishers	hr	24	58.52 \$	1,404.48
Laborers	hr	8	60.43 \$	483.44

ADD TOTAL \$ **2,447.57**

4" Sidewalk w/thicked edges

Concrete	cy	5	105 \$	525.00
Operator	hr	2	81.29 \$	162.58
Mini Excavator	hr	2	45 \$	90.00
Finishers	hr	20	58.52 \$	1,170.40
Laborers	hr	24	60.43 \$	1,450.32
Truck	hr	2	85 \$	170.00

ADD TOTAL \$ **3,568.30**

4" Sidewalk

Concrete	cy	5.66	105 \$	594.30
Operator	hr	2.5	81.29 \$	203.23
Mini Excavator	hr	2.5	45 \$	112.50
Truck	hr	2.5	85 \$	212.50
Finishers	hr	16	58.52 \$	936.32
Laborer	hr	8	60.43 \$	483.44

ADD TOTAL \$ **2,542.29**

TOTAL ADD \$ **18,290.40**

HEIN CONSTRUCTION CO., INC.

56 N. Cedar St. Galesburg, IL 61401
OFFICE (309) 343-5124 FAX (309) 343-3690

PROPOSED CHANGE ORDER

PROJECT: KCHA Mod Phase 2 TO: Alliance Architecture
504 Modifications
DATE: 5/24/2019 ATT: Mark Lablang
CHANGE ORDER # #15

DESCRIPTION: Labor and Material to install Model 2900 Storm Doors at rear of 6 units.

<u>ITEM</u>	<u>UM</u>	<u>QUANTITY</u>	<u>COST</u>	<u>TOTAL</u>
Model 2900	ea	6	367.95	\$ 2,207.70
Carpenter	hr	18	\$67.08	\$ 1,207.44
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Hein OH&P 10%				\$ 353.52
Sub Total				\$ 3,768.66

TOTAL CHANGE ORDER REQUEST \$ 3,768.66

Respectfully Submitted



Dave Marshall VP/Project Manager

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: 05/23/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: Getz Fire Equipment Company Proposal

Executive Summary

Moon Towers had its annual sprinkler system inspection in November 2018. The attached proposal lists the necessary material, labor and equipment to perform inspection corrections.

The Moon Towers sprinkler system is an active fire protection method, consisting of a water supply system, providing adequate pressure and flowrate to a water distribution piping system, onto which fire sprinklers are connected. The sprinkler system provides a critical element of safety for occupants of Moon Towers. Sprinklers are designed to detect heat from a fire and automatically activate, providing a flow of water that is intended to slow or extinguish a fire. By the time the sprinkler system detects enough heat to activate, a fire may already be well underway. The sprinklers can provide enough early suppression to allow building occupants to safely evacuate the building before the fire spreads or gets worse. In addition, a sprinkler system can reduce the severity of a fire enough to allow firefighters easier and safer access to the affected area.

One of the most widely used sets of standards covering fire sprinkler requirements for commercial buildings is NFPA 13, Standard for the Installation of Sprinkler Systems. This national standard establishes the procedures and conditions for installing sprinkler systems and gives builders, owners and managers a consistent set of standards for meeting or exceeding fire safety requirements. The work outlined in this proposal will be performed according to NFPA 13 Standards.

Getz Fire Equipment Company was selected as the procured contractor for Fire Protection and Pump Inspection Services in 2018, and its initial one-year contract was extended for an additional year at the March 2019 Board meeting.

This work is scheduled to be completed during the week of June 3, 2019.

Fiscal Impact

This work will be paid from Moon Towers Operating Fund.

Recommendation

It is the recommendation of the Executive Director the Board of Commissioners of the Knox County Housing Authority approve the proposal from Getz Fire Equipment Company in an amount not to exceed \$14,300.00.



FIRE EQUIPMENT COMPANY

Mailing Address:
P.O. Box 419
Peoria, IL 61651-0419



Shipping Address:
1615 SW Adams St
Peoria, IL 61602-1782

Website: GetzFire.com • Email: Getz@GetzFire.com

Ph: (309) 673-0761 • Fax: (309) 673-8067

PROPOSAL

TO: William Moon Towers, 255 Tompkins, Galesburg
ATTN: Brandi Watkins
PHONE: 309-342-8129 ext. 220
EMAIL: bwatkins@knoxhousing.org

Date: 5/3/2019

Inspection Corrections per Getz Sprinkler Inspection dated 11/6/18

Getz Fire proposes to provide the necessary material, labor, and equipment to perform the listed inspection corrections.

Items Included:

- Drain down the sprinkler system to perform inspections
- E-1: Perform a five (5) year internal inspection of wet and dry system piping (11+ system)
- J1: Perform a five (5) year check valve inspection on all check valves
- G10: Perform a five (5) year hydrostatic test of the FDC connection
- G9: Flush the FDC connection of debris
- A8: Replace the waterflow switches that did not operate on annual inspection
- N1: Provide and install caps on the fire hose valves (1-1/2" or 2-1/2")
- A5: Provide signs for fire pump of location of downstream valves
- F7: Tighten up packings on the bypass control valve
- A3: Survey the 10th floor east tower to see if sprinkler lay out needs changed
- F8: Survey the bypass control valve to see if needs changed out
- C3: Survey the escutcheons to see if the can be replaced (replace if possible)
- C30: Provide and install a spare head box with sprinklers and a wrench
- Re-Fill sprinkler system upon completion of inspections and put back in service
- Provided Documentation of internal pipe and check valve inspections
- Normal Working Hours 7 A.M – 3:30 P.M

Items Not Included:

- K3: 5 year internal of backflow (Must be certified plumber)
- F8: Replacement of a bypass valve if packings do not tighten
- A5 and C30 due to not having A7 as built drawings are located
- Bad or Deteriorating Piping
- Check Valves that do not pass inspection
- Flushing of mains found to be corroded
- Permit Fees
- Overtime Rates

Our price for this work is: T&M NTE – Fourteen thousand three hundred (\$14,300.00)

Attached hereto (also at <http://getzfire.com/contact/>) are the Terms and Conditions which contain important information regarding the terms and conditions of Services performed by Seller and Products sold by Seller. This includes limitation of liability, contractual limitation in which Buyer may bring a claim, disclaimers of warranty, and other terms that may impact Buyer's rights. By signing below, Buyer's authorized representative acknowledges and warrants that they have read, understood, and agreed to be bound by these conditions, and hereby authorize GFE to perform the work as specified herein. Payment will be made as outlined above. Customer also acknowledges they have read, understood, agree to all the exhibits.

Accepted by: _____

Date: _____

** This price is good for 30 days from the date of proposal. **

Quoted by:
Catie Pershing
309-999-8336 - catiep@getzfire.com

Occupancy	Property	Occupancy (Days)			Occupancy (Unit Months)			Annual Recertifications				Annual Inspections		
		Available	Leased	Occ %	Available	Leased	%	Due	Complete	%	Delinquent	Due	Completed	%
	Moon Towers	64605	64395	99.67%	2124	2124	100.00%	177	177	100.0%	0	188	188	100.0%
	Family Sites	69350	67496	97.3%	2280	2245	98.46%	182	182	100.0%	0	182	182	100.0%
	Blue Bell Tower	18615	18343	98.54%	612	609	99.51%	50	50	100.0%	0	50	50	100.0%
	Total PH	152570	150234	98.47%	5016	4978	99.24%		409	100.0%	-409	420	420	100.0%

Maintenance	Property	Non-Emergency Work Orders					Emergency Work Orders					Unit Turnaround Time (Days)		
		Submitted	Completed	Total Days to Complete	Avg. Time Per/WO	Outstanding	Submitted	Completed	< 24 Hours	> 24 Hours	Outstanding	Units Vacated	Turnaround Time	Avg. Unit Turn Time
	Moon Towers	484	484	1225	2.53	0	5	5	5	0	0	37	202	5.46
	Family Sites	715	715	1095	1.53	0	91	91	91	0	0	56	932	16.64
	Blue Bell Tower	304	304	2558	8.41	0	3	3	2	0	0	9	308	34.22
	Total PH	1503	1503	4878	3.25	0	99	99	98	0	0	102	1442	14.14

Tenant Accounts	Property	Tenant Accounts Receivable (TAR)						Aged Delinquency (AD)						
		Total Delinq. Accounts	Ten. Revenue (FDS 70500)	Projected Tenant Revenue	TAR (FDS 126)	Arrears TAR	%	0-30 Days	31-60 Days	61-90 Days	90 + Days	Total Delinquent	Total Repayment	Variance
	Moon Towers	32	\$ 422,982.41	\$ 422,982.41	\$ 5,554.08	\$ 929.25	1.31%	\$ 4,149.38	\$ 1,492.25	\$ 699.06	\$ 2,171.78	\$ 8,512.47	\$ -	\$ 8,512.47
	Family Sites	87	\$ 229,183.50	\$ 229,183.50	\$ 19,003.11	\$ 4,315.15	8.29%	\$ 17,547.12	\$ 3,216.13	\$ 2,150.87	\$ 15,236.34	\$ 38,150.46	\$ -	\$ 38,150.46
	Blue Bell Tower	3	\$ 175,982.38	\$ 175,982.38	\$ 129.46	\$ -	0.07%	\$ 125.00	\$ -	\$ -	\$ -	\$ 125.00	\$ -	\$ 125.00
	Total PH	122	\$ 828,148.29	\$ 828,148.29	\$ 24,686.65	\$ 5,244.40	2.98%	\$ 21,821.50	\$ 4,708.38	\$ 2,849.93	\$ 17,408.12	\$ 46,787.93	\$ -	\$ 46,787.93

AMP Budget	Property	Expense Control - Income % to Expense				Income to Budget			Expense to Budget			Cash Position	
		Income	Expense	Income/Loss	%	Actual	Budget	% to Budget	Actual	Budget	% to Budget	Min. Cash Position	Current Cash Position
	Moon Towers	\$ 796,173.72	\$ 762,639.27	\$ 33,534.45	104.4%	\$ 796,173.72	\$ 759,483.24	104.8%	\$ 762,639.27	\$ 751,950.00	101.4%	\$ 254,213.09	\$ 464,520.00
	Family Sites	\$ 912,891.12	\$ 995,450.67	\$ (82,559.55)	91.7%	\$ 912,891.12	\$ 904,528.08	100.9%	\$ 995,450.67	\$ 955,377.48	104.2%	\$ 331,816.89	\$ 303,715.91
	Blue Bell Tower	\$ 247,076.91	\$ 286,226.74	\$ (39,149.83)	86.3%	\$ 247,076.91	\$ 225,075.00	109.8%	\$ 286,226.74	\$ 248,494.80	115.2%	\$ 95,408.91	\$ 45,076.55
	Total PH	\$ 1,956,141.75	\$ 2,044,316.68	\$ (88,174.93)	95.7%	\$ 1,956,141.75	\$ 1,889,086.32	103.5%	\$ 2,044,316.68	\$ 1,955,822.28	104.5%	\$ 681,438.89	813,312.46

PHAS	Property	PASS	Management Assessment (MASS)				Financial Assessment (FASS)				Capital Fund (CFP)			PHAS	
		Inspection Score	Occupancy	TAR	AP	Overall	QR	MENAR	DSCR	Overall	Obligation End-Date	Occupancy	Overall	AMP	Score
	Moon Towers	38.95	16.00	5.00	4.00	25.00	12.00	11.00	2.00	25.00	5.00	5.00	10.00	98.95	
	Family Sites	35.89	12.00	0.00	4.00	17.00	12.00	10.48	2.00	24.48	5.00	5.00	10.00	87.37	
	Blue Bell Tower	39.90	16.00	5.00	4.00	25.00	12.00	7.48	2.00	21.48	5.00	5.00	10.00	96.38	
	Total PH	37.68				21.36				24.33			10.00	93.37	



Scorecard	Property	Occupancy (Unit Days)	Annuals	Inspections	Work Orders (Non-Emer)	Work Orders (Emergency)	Unit Turns	TAR	AD	Income %	Cash Position	PHAS	Overall	
	Moon Towers	4.00	4.00	4.00	2.00	4.00	4.00	4.00	1.50	3.00	4.00	4.00	3.68	HP
	Family Sites	3.00	4.00	4.00	3.00	4.00	2.00	1.00	1.00	2.00	2.00	3.00	2.65	SP
	Blue Bell Tower	4.00	4.00	4.00	1.00	4.00	1.00	4.00	3.60	1.00	1.00	4.00	2.78	SP
Total PH													3.10	SP

Moon Towers Notes

1. Occupancy is strong for both the current period and for FYE 03/31/2019.
2. Unit turnaround time is strong for both the current period and for FYE 03/31/2019.
3. Tenant Accounts Receivable (TAR) is at an acceptable level, though collection of outstanding amounts will remain a focus.
4. Income was sufficient to cover expenses for the year. Income performance % to budget met expectations, though the AMP overspent it's expense budget for FYE 03/31/2019.
5. Cash position is strong.
6. Moon Towers has the strongest individual PHAS indicators of the three public housing AMPs.
7. Overall performance for FYE 03/31/2019 is "High Performer."

Family Sites Notes

1. Occupancy days falls short of expectations (98.0%). Occupancy months is adequate for calculation of PHAS.
2. Average unit turnaround time is outside the expectation (10.0 days).
3. Tenant Accounts Receivable (TAR) is at an unacceptable level. Collection of outstanding balances has improved, and charging-off uncollectable debt must remain a focus.
4. Income is not sufficient to cover expenses for the year. Income performance % to budget met expectations, though the AMP overspent it's expense budget for FYE 03/31/2019.
5. Cash position is not adequate, and has fallen below the threshold for efficient operations. A transfer will be made to provide sufficient reserves to begin FYE 03/31/2020.
6. PHAS score for the Family Sites remains on the fringe of High Performer. Key factors are occupancy and high tenant accounts receivable.
7. Overall performance for FYE 03/31/2019 is "Standard Performer."

Blue Bell Tower Notes

1. Occupancy days meets expectations (98.0%). Occupancy months is strong for the calculation of PHAS.
2. Average unit turnaround time is outside the expectation (14.0 days) due to an extended vacancy in one unit. Focus will be to turn units in 10 days or less for FYE 03/31/2019.
3. Blue Bell has the lowest tenant accounts receivable (TAR) in the PH program.
4. Income is not sufficient to cover expenses for the year. Income performance % to budget met expectations, though the AMP overspent it's expense budget for FYE 03/31/2019.
5. Cash position is not adequate, and has fallen below the threshold for efficient operations. A transfer will be made to provide sufficient reserves to begin FYE 03/31/2020.
6. Strong PHAS indicators, bolstered by an exemplary physical inspection (PASS) score. FASS remains a focus, as reserves need to be built back up to maintain adequate levels for MENAR.
7. Overall performance for FYE 03/31/2019 is "Standard Performer."

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: 05/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: IL085 Capital Fund Disbursements – CY 2019

Executive Summary

The Capital Fund Program (CFP) provides financial assistance in the form of grants to public housing agencies (PHAs) to carry out capital and management activities including those listed in Section 9(d)(1) of the United States Housing Act of 1937 (1937 Act). The CFP was created by an amendment to the 1937 Act by the Quality Housing and Work Responsibility Act (QHWRA) in 1998 (adding Section 9(d) to the 1937 Act merging previous modernization and development programs). All PHAs that have public housing units under an ACC entered into HUD's data systems are eligible to receive CFP grants. Regulations on Capital Funds are at 24 CFR part 905.

Congress provides Capital Funds through annual appropriations. In order to receive a CFP grant, a PHA must meet three administrative prerequisites which are to:

- Validate project-level information in HUD's data systems;
- Have an approved 5-Year Action Plan; and
- Enter into a Capital Fund Annual Contributions Contract Amendment with HUD.

Annually, capital funds are used for the modernization and rehabilitation of the Knox County Housing Authority's public housing portfolio, as well as management and operational activities. These activities are detailed in the annual Capital Fund Program submission, adopted by board resolution, and presented to HUD for approval. Expenditures from this fund are only allowable once signed approval from HUD has been received. Recent work from these funds have included accessibility modifications, asbestos abatement, building systems renovations, roof replacement, and appliance cycling. The agency anticipates submission of its 2019 Capital Fund Program Budget by August 2019.

On 04/16/2019, HUD announced the 2019 Capital Fund formula grant amounts. According to the notification, the KCHA has been awarded \$1,077,932.00 for CY

2019. Additionally, as High Performers in the PH program, the agency received additional funding of approximately \$32,338.00, which is included in the total number. The total award represents a 52% increase over five-year average. Funding levels for the previous five years, along with the average, are represented below:

- 2014: \$619,889.00
- 2015: \$598,801.00
- 2016: \$608,598.00
- 2017: \$673,386.00
- 2018: \$1,032,694.00
- 5-Year Average: \$706,673.00

Fiscal Impact

The agency will utilize the funds in conjunction with the KCHA 5-Year Plan and the Agency Annual Plan. Capital funds must be obligated within 24 months, and expended within 48 months, of the award date.

Recommendation

None.

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: 05/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

SUBJECT: Finance Committee Schedule – FYE 2020

Executive Summary

In an effort to increase efficiency in planning, the following schedule has been developed for Finance Committee meetings for the remainder of FYE 03/31/2020:

- 06/19/2019
- 07/24/2019
- 08/21/2019
- 09/18/2019
- 10/23/2019
- 11/20/2019
- 12/18/2019
- 01/22/2020
- 02/19/2020
- 03/25/2020

Meeting date and time shall generally be the Wednesday prior to the Regular Meeting of the Board, at 10:30 A.M., unless otherwise agreed upon by the Finance Committee.

Meetings may be rescheduled as the need arises.

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: 05/24/2019

FROM: Derek Antoine 
Executive Director

BOARD MEETING: 05/28/2019

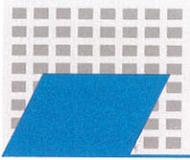
SUBJECT: Commissioner Resignation

Executive Summary

Commissioner Ben Burgland has submitted a letter of resignation from the Knox County Housing Authority Board of Commissioners, effective immediately. Mr. Burgland's letter is attached to this memo.

Mr. Burgland was a dedicated commissioner for many years, and his accounting expertise and levelheadedness will be missed.

At the 05/28/2019 regular meeting, the Board shall discuss plans for replacing Mr. Burgland.



Blucker, Kneer & Assoc., Ltd.
Certified Public Accountants

Ben L. Burgland, C.P.A.
Teresa A. Welch, C.P.A.

I-74 & 34 Bypass, 587 Knox Road 1860 N., Zip 61401 - P.O. Box 1464, Galesburg, Illinois 61402-1464
Phone (309) 343-4156 - Fax (309) 343-0174

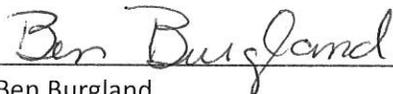
Board of Commissioner and Executive Director
Of Knox County Housing Authority
216 W. Simmons Street
Galesburg, IL 61401

Dear Derek and Board Members,

Please accept this as my formal resignation from the Knox County Housing Authority Board of Commissioner's. Due to changes in ownership in my accounting firm I am needed to commit more time to its operations and do not have the additional time to commit what I feel is needed to serve as a commissioner of the Housing Authority.

It has been an honor to serve as a commissioner the past several years and wish the best for the future successes of the Housing Authority. I also wish to thank the other commissioners and administration, they have made my experience with the Housing Authority gratifying and wish all of them the best in the future.

Sincerely,


Ben Burgland